

**CORRESPONDENCE
IN LIEU OF
DIRECTORS' MEETING
MONDAY, OCTOBER 24, 2005**

I. MAYOR

- *1. NEWS RELEASE - RE: Separation Of Yard Waste Continues Through November -(See Release)
- *2. NEWS ADVISORY - RE: Mayor Seng will discuss plans for the City-owned "K" Street storage facility at a News Conference at 10:00 a.m., October 18th - (See Advisory)
- *3. NEWS RELEASE - RE: Mayor Seng Says Sale Of City Building Will Expand Tax Base And Stimulate Private Investment -(See Release)
- *4. NEWS RELEASE - RE: Section Of Pine Lake Road To Close Monday - (See Release)
- *5. NEWS RELEASE - RE: Open House Planned On South Street Improvements -(See Release)
- *6. NEWS ADVISORY - RE: Mayor Seng will unveil a new online system that allows residents to submit service requests and track their resolution through the City Web site at a news conference at 10:00 a.m., Thursday, Oct. 20th - (See Advisory)
- *7. NEWS RELEASE - RE: Mayor Seng Unveils Online Service Request System-ACTION system allows constituents to track resolution through Web site - (See Release)

II. DIRECTORS

FINANCE

- *1. Report from Don Herz - RE: Analysis of the proposed sale of K-Street - (See Report)

HEALTH

- *1. NEWS RELEASE - RE: Volunteers Needed To Make Star City Holiday Parade Litter Free-Be a part of this national award winning event! - (See Release)
- *2. NEWS RELEASE - RE: Halloween: Don't Let Cars And Kids Go Bump In The Night - Safe Kids Lincoln/Lancaster County Offers Halloween Safety Tips -(See Release)

PLANNING

- *1. Memo & Report from Kent Morgan - RE: Downtown Master Plan: Final Version -(Copy of this Material on file in the City Council Office)
- *2. Annexation by Ordinance - Ordinance No. 18600 - Effective Date: 9/06/2005 - 59.17 Acres.

PLANNING COMMISSION FINAL ACTION

- *1. Use Permit #04008 (Office/medical building - SW 17th Street and West A Street) Resolution No. PC#00955.
- *2. Special Permit #1558B (Expansion of on and off-sale alcohol at Big Red Keno Sports Bar and Grill) Resolution No. PC-00956.

PUBLIC WORKS & UTILITIES

- *1. Public Works & Utilities ADVISORY - RE: Coddington Avenue, West 'A' Street and SW 40th Street Roadway Projects-Project #701903, 701904, and 700132 - (See Advisory)
- *2. Public Works & Utilities ADVISORY - RE: South Street Improvements Open House - Project #540009 -(See Advisory)
- *3. Public Works & Utilities ADVISORY - RE: Pine Lake Road Widening-Project #700014 - 40th-61st Streets - 56th Street; Shadow Pines - Thompson Creek -(See Advisory & Map)

- *4. Memo & Material from Karl Fredrickson - RE: Snow Removal and Ice Control -(See Material)
- *5. Public Works & Utilities ADVISORY - RE: Storm Sewer Project #701683R-Washington; 16th-17th - 17th; A-Garfield - (See Advisory)

WEED CONTROL AUTHORITY

- *1. Combined Weed Program - City of Lincoln - October 2005 Monthly Report.

III. CITY CLERK

IV. COUNCIL

A. COUNCIL REQUESTS/CORRESPONDENCE - NONE

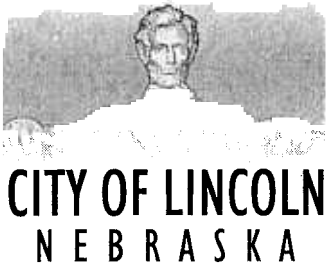
V. MISCELLANEOUS -

- *1. E-Mail from Bob Schwartz - RE: S. 56th & Highway 2 -(See E-Mail)
- *2. E-Mail from Wayne Boles with response from Carl Eskridge - RE: Seven people should not be allowed to sit together on a downtown sidewalk..-(See E-Mail)
- *3. E-Mail from Bob Schwartz - RE: Would you tell me why they need “O” Street widened? - (See E-Mail)
- *4. Letter from Lynne Pabian to Ken Smith, City Parking Manager - RE: The monthly parking increases at “certain” city garages in Lincoln effective November 1, 2005 -(See Letter)
- *5. Letter & Material from Toby D. Fierstein, P.E., Project Engineer, Roadway Design Division, State of Nebraska Department of Roads to Mary Roseberry-Brown, President, Friends of Wilderness Park - RE: Lincoln South Beltway West Segment - 2-6(119) - CN: 12578C - (See Material)

- *6. Letter from Janelle Schmale, President, University Place Community Organization - RE: Writing to express the support of the University Place Community Organization for the proposed amendment of the University Place Redevelopment Plan to add the properties located at 4825 & 4843 Huntington Avenue to the Redevelopment Plan and to express UPKO's support for the proposed relocation of a Lincoln Police Department Substation to this location - 05R-254, CPC-05009 — (See Letter)
- *7. E-Mail from Alan Hersch, Aquila - RE: Please Support North 56th TIF -(See E-Mail)
- *8. E-Mail from Harlow Dover - RE: The Fire Department using fire trucks and/or ambulances to go buy their groceries, go to tool sales, etc. - (See E-Mail)

VI. ADJOURNMENT

***HELD OVER UNTIL OCTOBER 31, 2005.**



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Recycling Office, 2400 Theresa Street, Lincoln, NE 68521, 441-7043, fax 441-8735

FOR IMMEDIATE RELEASE: October 17, 2005

FOR MORE INFORMATION: Gene Hanlon, Recycling Coordinator, 441-7043

SEPARATION OF YARD WASTE CONTINUES THROUGH NOVEMBER

The City Recycling Office reminds Lincoln and Lancaster County residents that State law requires that grass and leaves be separated from household trash from April 1 through November 30 of each year. During this time, grass and leaves are diverted to the yard waste composting facility.

City residents have four options for handling grass and leaves:

- Waste haulers provide a separate collection for a fee. Leaves must be in approved containers. This includes paper lawn bags available at area retailers, 32-gallon waste containers with tight fitting lids or 90-gallon containers provided by the hauler. No plastic bags are accepted because they don't decompose. Steve Hatten, President of the Lincoln Solid Waste Management Association, said that due to the large volume of leaves generated each fall, some haulers allow customers to use plastic leaf bags instead of the paper lawn bags approved by the City. He said some haulers will empty plastic bags and leave them at the curb. People should contact the haulers to determine their policy on plastic bags.
- Leaves can be taken to the transfer station at 5101 North 48th Street from 6:45 a.m. to 3 p.m. Monday through Saturday and until noon on Sunday. The fee is \$10 per pick-up truck load and \$2.50 per car load.
- Residents can compost their leaves in their backyards. Information on composting is available from the City Recycling Office at 441-8215 or the Cooperative Extension Office at 441-7180.
- Residents can hire a lawn service.

City Recycling Coordinator Gene Hanlon said that the City conducts inspections of loads coming to the Bluff Road Landfill and composting site. If household trash is found mixed with grass and leaves, the City can assess the haulers a \$50 clean-up fee. Hatten said that this cost may be passed on to the owner of the property that mixed grass and leaves with household trash.

Hanlon said that a number of people have stockpiled leaves until December 1 to avoid the separate fees for yard waste collection. He said that if residents do this, some waste haulers may charge additional fees for their regular waste collection based on volume and weight of the leaves people put out after the special yard waste collection program ends.

For more information, contact the City of Lincoln Recycling Office at 441-8215.



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: October 18, 2005

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Coleen J. Seng will discuss plans for the City-owned "K" Street storage facility at a news conference at **10 a.m. TODAY, Tuesday, October 18** in the lobby area just outside the Mayor's Office, 555 South 10th Street.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: October 18, 2005

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Dallas McGee, Urban Development, 441-7857

MAYOR SENG SAYS SALE OF CITY BUILDING WILL EXPAND TAX BASE AND STIMULATE PRIVATE INVESTMENT

Mayor Coleen J. Seng announced today that she has selected Heathrow Development, LLC of Lincoln to purchase the City-owned "K" Street storage building at 440 South 8th Street. Heathrow plans to renovate the former power plant for downtown residential housing.

"This project will put the 'K' Street building on the property tax rolls for the first time in its 75-year history," Seng said. "It also is the kind of private business investment that will attract more private investment to the downtown."

Heathrow principals Matt Maude and Katie Halperin approached the City last spring with an offer to purchase the building and renovate it into urban housing as called for in the Downtown Master Plan adopted by the City Council in September. Seng made the offer from Heathrow public in April and invited anyone else to submit offers of interest.

Three other developers submitted letters of interest. Two of the three also envisioned redevelopment of the building; the third offered an alternate storage site. After reviewing all four proposals, Seng selected Heathrow's as the highest offer at \$4.2 million and most advantageous proposal for the City to consider.

"Even if this offer was not on the table, the Public Building Commission soon would be looking for additional storage that offers more space and also meets today's requirements for records management," Seng said. "This purchase offers the chance to expand the tax base, sell a building at market rates and generate funds to address a growing public issue of what to do when the 'K' Street building is full and needs to be modernized." It has been estimated that the "K" Street building will hit capacity in the next few years.

In negotiations that followed their selection, Seng said Heathrow developers agreed to pay full market value for the building. The Mayor also stipulated that Tax Increment Financing (TIF) incentives would not be used. An independent appraisal of the building completed during the summer set the market value at \$5 million, \$800,000 higher than the original Heathrow offer for the building last spring. Property valued at \$5 million generates about \$100,000 in total property taxes, and the private improvements are expected to double the valuation of the building.

- more

Sale of Building
October 18, 2005
Page Two

Heathrow proposes to buy the property in two phases. First, the firm would pay \$3.7 million for the main portion of the multi-level building, which is six stories at its tallest point. The firm would then purchase the three-story west wing of the building for \$1.3 million within three to five years. The west wing now houses four City offices, which would remain until the second phase begins.

The proposed sale will be presented to the City Council later this year. If the City Council approves a sale agreement, Heathrow would begin marketing the condominiums they intend to build. The transaction would be scheduled to close at a later date. During that time the City would work with the Public Building Commission to select an alternate storage facility to house the City, County and State public records stored in the building. The sale would be contingent upon successful marketing of the condominiums and successfully locating an alternate storage site.

In announcing the purchase offer last spring, Seng also said she would seek recommendations on how to meet the long-term record storage needs of the City, County and State, each of which occupy a portion of the "K" Street building.

At the Mayor's direction, City Finance Director Don Herz convened a group that studied whether a sale of the building and locating replacement space would be cost neutral to the public. Herz, who drew upon the expertise of City, County and State officials, reported to the Mayor that the sale would provide enough revenue to pay off the remaining debt on the building and move the public records to another site. Herz also reported to the Mayor that storage space at "K" Street would reach capacity in a few years.

The "K" Street building was built about 1930 and served for 50 years as a municipal power plant. It was decommissioned in 1984. It was declared surplus property in 1987 by the City of Lincoln and sat vacant until 1994. At that time, the building was converted into a warehouse facility when the City, Lancaster County and the State of Nebraska entered into an agreement to use the building as a storage facility for public documents.

Mayor Seng, who was serving on the City Council and Public Building Commission at the time, said she supported the conversion of the then-vacant building into a warehouse for public records as a convenient use for the building. However, she said, in light of all that has happened since the September 11, 2001, attacks and other natural disasters, it might be better to house records away from the County-City Building. A disaster severe enough to destroy the County-City Building, such as a tornado, could destroy the large windows in the "K" Street building, placing at risk most of the original public records stored in the building.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: October 18, 2005

FOR MORE INFORMATION: Charles Wilcox, Public Works and Utilities, 441-7532

SECTION OF PINE LAKE ROAD TO CLOSE MONDAY

Pine Lake Road from 56th to 61st Street will close to local traffic following the morning commute on Monday, October 24 for site grading and construction of a box culvert across Pine Lake Road. This section of road may reopen by the end of the year, weather permitting. If it does reopen, it will need to be closed again in the spring for utility work and paving.

The closure is part of a two-year project to widen Pine Lake Road from two to four lanes from 40th to 61st streets. The project also includes sidewalk construction, street light installation and landscaping and the widening of 56th Street from Shadow Pines to Thompson Creek Boulevard. The 56th Street work is expected to begin after the work along Pine Lake from 56th to 61st streets is completed. The entire project is expected to be complete in the winter of 2006-2007.

The detour route for the Pine Lake Road construction is 70th Street, Old Cheney, Highway 2 and 56th Street.

Additional information on this and other City Public Works and Utilities construction projects is available on the City Web site at lincoln.ne.gov.



CITY OF LINCOLN
NEBRASKA

NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

URBAN DEVELOPMENT DEPARTMENT

808 "P" Street, Suite 400, Lincoln, NE 68508, 441-7606, fax 441-8711

PUBLIC WORKS AND UTILITIES DEPARTMENT

Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: October 18, 2005

FOR MORE INFORMATION: Ernie Castillo, Urban Development, 441-7855

Holly Lionberger, Engineering Services, 441-7711

Heartland Center for Leadership Development, 474-7667

OPEN HOUSE PLANNED ON SOUTH STREET IMPROVEMENTS

The public is invited to an open house Tuesday, October 25 to learn more about the improvements planned for South Street from 8th to 18th streets. The open house is at Saratoga School, 2215 South 13th Street, from 5:30 to 7:30 p.m., with a presentation at 6 p.m.

The South Street Improvements Project includes roadway rehabilitation, utility improvements and new streetscape enhancements. At the open house, updated information will be available on choices for the South Street amenities such as pedestrian lighting, benches and street trees. Project representatives will be available to discuss suggestions and respond to questions.

Those wanting more information can visit the City Web site at lincoln.ne.gov (keyword: southstreet) or www.southstreetimprovements.com. The public also can contact Ernie Castillo, City Urban Development Department, at 441-7855; Holly Lionberger, City Public Works and Utilities Department, at 441-7711; or the Heartland Center for Leadership Development at 474-7667.



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: October 19, 2005

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Coleen J. Seng will unveil a new online system that allows residents to submit service requests and track their resolution through the City Web site at a news conference at **10 a.m. Thursday, October 20** in the **City Council Chambers, 555 South 10th Street**. The news conference includes a demonstration of the system.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: October 20, 2005

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Terry Lowe, Information Services, 441-7113

MAYOR SENG UNVEILS ONLINE SERVICE REQUEST SYSTEM

ACTION system allows constituents to track resolution through Web site

Mayor Coleen J. Seng today announced a new interactive system on the City Web site that allows citizens to request non-emergency services or express concerns online. The ACTION (Acting with Citizens to Improve our Neighborhoods) system enables residents to submit and track the resolution of their concerns. The system is now available at lincoln.ne.gov. *(Click on "City Service Requests" on the home page or use the keyword ACTION.)*

"ACTION is really the result of the City partnering with the neighborhoods to increase government efficiency and provide better service to our residents," said Mayor Seng. "Many residents are seeking to correct quality of life issues in their neighborhoods, such as high weeds, barking dogs or potentially unsafe situations. Through the new ACTION system, residents have 24-hour-a-day access to information and an easy way to submit their concerns. I am especially pleased that residents will also be able to track the resolution of their requests online, without being limited to calling or going to City offices."

The ACTION system includes a list of about 70 topics, such as animal complaints, potholes, broken sidewalks, snow removal and many other issues in all departments. Users may select a topic by department or do a word search on a specific topic. Once a topic is selected, the user has access to the City ordinance involved, a layman's version of the ordinance, a contact list and a description of the process involved. When a request is submitted, it is automatically routed to the departments or divisions in charge of the issues. Each inquiry is assigned a number that the resident can use to track the requests.

ACTION is only for non-emergency inquiries. Those making emergency calls should always use 911.

In 2002, the City worked with UNL's J.D. Edwards Honors program to set up an internal constituent services computer tracking system. Neighborhood representatives have been working with the City for about two years on a complementary system that could be accessed by constituents. The ACTION system was implemented over the last six months by the Information Services Division of the City Finance Department.

- more -

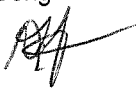
ACTION
October 20, 2005
Page Two

In her State of the City Address in June, Mayor Seng announced that the ACTION system would be available this fall. Today, she praised all those involved for their efforts to provide services to residents online.

“We have done a good job of responding to citizen requests through the Neighborhood Hotline and other efforts, but this new online system offers many advantages,” said Mayor Seng. “This is an interactive service that is helping to create a city hall without walls or clocks. The City Information Services Division has received national recognition for its innovation, and this project is another example.”

The City Web site, InterLinc, already provides online animal license renewals; the payment of parking tickets, property taxes and water/sewer bills; criminal history checks; and reserved event parking. *(Service fees are charged for some services.)*

Memo

To: Honorable Mayor Coleen J Seng
From: Don Herz, Finance Director 
Date: October 18, 2005
Re: Analysis of the proposed sale of K-Street

Pursuant to the offer from a developer to purchase the K Street building, you have asked that I review the financial impact of the proposed sale.

I organized a group comprised of the following members to assist in this analysis:

Don Killeen, City/County Building Commission
Dave Kroeker, County Budget & Fiscal Director
Brian Pillard, County Records Management
Steve Hubka, City Budget
Pat Genzmer, State of Nebraska, Leasing Coordinator
Don Herz, City Finance Department

We began meeting in late June and determined that we would attempt to address the following financial issues:

1. Determine the gain or loss on the sale of the property based on the offer that was made by the developer.
2. Review various replacement options.
3. Determine space needs, including future capacity needs.
4. Calculate cash flow and balance sheet implications of various replacement options.

Summary

- The sale of K-Street would net approximately \$1.8 million if sold in 2006 at the appraised value.
- An RFP should be used to verify replacement options. These options should consider a long term lease, new constructions and refurbishing an existing building.
- The current building has capacity to store State records for an additional year. City/County records will be at capacity in about 4 years.

- An estimate of the additional cash flow to lease a replacement facility was estimated to be \$85,000 per year. This would be partially offset by property tax revenue when the building was placed on the tax rolls.
- The value of the K-Street property in today's dollars was estimated to be \$2.85 million when all outstanding debt is paid off in 2018.

Gain/Loss Calculation

We developed and completed an analysis (**Attachment 1**) that shows a gain on the sale of K Street of approximately \$1.65 to \$1.80 million depending on the date and terms of sale. The variance is due to a reduction in outstanding debt between July, 2005 and July 2006. The net amounts also include the estimated cost of moving all the records to a new location in the City. Pat Genzmer had some recent experiences with moving state records and was helpful in the calculations of these costs. It should be noted that the amount netted from the sale is based on the \$5.0 million appraised value.

We attempted to estimate the present value of the K-Street building at the end of the pay-off of the existing debt in 2018. Using a net income valuation approach, the estimate of the present value was \$2,849,687.

Replacement Options/Cash Flow Analysis

There are three replacement options that we considered. One was to rent space in a new or existing building that would meet the standards for a records center. Two was to purchase an existing building and convert it to a records center. Three was to build a new records center. We concluded that if this building were sold, it would be best to relocate the office space used by Purchasing, Affirmative Action, Human Rights, and the Women's Commission to leased space in close proximity to the City/County complex, pending the potential of moving them to the third floor of the City/County building when it is completed.

Robin Eschliman had provided us with material on existing buildings that could be use for records storage as well and a more significant number of office space options.

One option for the records storage area was a large warehouse building for lease in Lincoln Airpark. While there appeared to be adequate space, an onsite inspection led to the conclusion that this building would be very difficult to modify to meet the standards of a record center. The conclusion was that this was not a viable option.

Another option showed a listing of land in an industrial site listed at \$2.50 to \$4.00/FT. This proposal gave us an estimate of the cost for land if we were to build a new building.

We used the services of an engineering/architectural firm to provide an opinion of cost for a new storage space. Site visits were made to two record centers in Bellevue, NE and Des Moines, IA. The results of this analysis are attached. (**Attachment 2** is locating a building on Non-Industrial land and **Attachment 3** is locating a building on Industrial land). The non-industrial site was priced at \$10.8 million, and the industrial site was priced at \$9.0 million.

We also reviewed an offer to lease space in an industrial building in Lincoln. This proposal appeared to be the most reasonable option from a cash flow basis because the build option would add approximately \$500,000 of additional cash needs to service the new debt. We determined that this location would result in an increase in cash outflow of approximately \$85,000 to lease a space with comparable square footage and volumes. Don Killeen indicated the current K Street complex has a \$520 thousand cash outflow. His analysis of the offer for the Lincoln industrial location would require

approximately \$605 thousand of annual payments. The increase is nearly offset by additional tax collections the City and County would receive if K Street were placed on the property tax roles. If the total property tax collections for all governmental entities are considered, it appears there could be a positive cash flow. This analysis is included as attachments 4 and 5.

It should be noted that the property in Lincoln would probably require some leasehold improvements that may be the responsibility of the lessee. A rough estimate was that this could amount to approximately \$300,000. The relocation to a warehouse type building could also require the purchase of two special fork lifts costing in the range of \$30 to \$60 thousand each. The cost of paying for the leasehold improvements and equipment is included in the \$605 thousand estimate.

Not included in the cash flow estimate are any operational benefits or liabilities. The State Records management has indicated that a more distant location would not have an effect on their staffing and would be a benefit by not being located close to their other facilities in the event of some type of disaster. The County Records management has indicated a negative impact because longer travel distances will likely require additional staff time.

One additional note is that the lease option is based on an informal request. The leasing of replacement facilities should be subject to a competitive purchasing process and could possibly result in an amount slightly different from the \$605 thousand. It should be noted that if the City/County/State were to build or rent new space, the amount of space should be large enough to provide for at least 20 years of expansion.

Other observations:

We determined that the expansion capacity of the existing records center at K Street is limited to a period of two to four years. The state records area is currently at capacity, but the state is planning on moving material stored by the State Department of Health and Human Services and allowing this space to be used by the State Records Department. This should allow the state to have enough capacity for one additional year of record storage. The County Records Center is not currently at capacity, but will be in approximately three to four years at the current rate of growth. There is an area that is used to store police evidence and this could be converted to records storage, but a replacement site for the police records would be needed.

The existing K Street building is used to house a fiber optics space and the roof is used as a line of site location for wireless communications with Urban Development and potentially other Departments. If K-Street is sold, it may be cost effective to obtain an easement to continue to utilize these facilities.

We did a structural analysis of the K Street building to see if the records could be more densely stored, thus gaining additional capacity. The structural analysis indicated that the building was near its design capacity and should not be reconfigured to add more weight per square foot.

It appears the State is reluctant to see any increase in rent costs for records maintenance during the two-years of their current biennium that began on July 1, 2005.

This analysis was based on a cash sale of \$5 million. Any modifications in terms of delayed purchase of a portion of the property would have some impact on this analysis, but is not expected to be material.

K Street Sources and Uses
1-Jul-05

Sale of K Street

	<u>7/1/2005</u>	<u>7/1/2006</u>
Sales Price	5,000,000	5,000,000
Total Sources	5,000,000	5,000,000

Uses

Retire existing bonds	2,985,000	2,845,000
Retire NACO lease	61,113	36,668
Moving Costs		
State Records Management	130,000	136,500
State Historical Society	50,000	52,500
County Records Management (50% of RM)	65,000	68,250
Office Move \$ 350.00 60	21,000	22,050
Police Evidence	30,000	30,000
Professional Services	10,000	10,000
Total Uses	3,352,113	3,200,968
Net	1,647,887	1,799,032

Attachment 1

Attachment 2/1

SINCLAIR **hille**
architects

**Public Building Commission: Records Storage Facility
2005 Opinion of Costs for New Facility: Non-Industrial Land Site**

4.0	PROFESSIONAL FEES								
	4.1 Survey							\$12,000	
	4.2 Architectural / Engineering Services							\$520,418	8% of bldg. construction, excludes contingency
	4.3 Materials Testing							\$20,000	
	4.4 Soils Testing							\$20,000	
	SUBTOTAL							\$572,418	
5.0	SPECIAL PERMIT FEES & EXPENSES								
	Zoning								
	5.1 City Fees							\$0	
	5.2 Legal							\$0	
	5.3 Engineering							\$0	
	5.4 Architectural							\$0	
	SUBTOTAL							\$0	
6.0	FINANCING COSTS								
								\$0	
7.0	LAND COST								
						130,000	\$14.00	\$1,820,000	non-industrial zoned land cost
	2005 TOTAL PROJECT COST							\$10,841,000	

Attachment 2/2

[illegible]

Attachment 3/1

Attachment

3/2

K- Street Analysis

Present Value Calculations

September, 2005

Assumptions:

Term	14
Inflator	4.0%
Additional Operational Costs	86,726
Present Value of K-Street income to 2018	2,850,000
Gain On Sale at July 1, 2006	1,800,000
Property Tax on \$12,000,000	72,000

Calculation:

Present Value of Keeping K Street

Present Value of K-Street income to 2018	<u>\$ 2,850,000.00</u>
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Present Value of Selling K Street

Present Value of increased operational costs	(\$916,942.40)
Gain on Sale of K Street in 2006	1,800,000.00
Present Value of Property Tax income	760,544.85
Sub Total	<u>\$1,643,602.45</u>

Gain (Loss)	<u><u>(\$1,206,397.55)</u></u>
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Note: Gain on Sale is based on selling at \$5,000,000

Attachment 4

K- Street Analysis
Present Value Calculations
September, 2005

Assumptions:

Term	14
Inflator	4.0%
Additional Operational Costs	86,726
Present Value of K-Street income to 2018	2,850,000
Gain On Sale at July 1, 2006	1,800,000
Property Tax on \$12,000,000	240,000

Calculation:

Present Value of Keeping K Street

Present Value of K-Street income to 2018	<u>\$ 2,850,000.00</u>
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Present Value of Selling K Street

Present Value of increased operational costs	(\$916,942.40)
Gain on Sale of K Street in 2006	1,800,000.00
Present Value of Property Tax income	<u>2,535,149.50</u>
Sub Total	<u>\$3,418,207.10</u>

Gain (Loss)	<u><u>\$568,207.10</u></u>
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Note: Gain on Sale is based on selling at \$5,000,000

Attachment 5



NEWS RELEASE

MAYOR COLEEN J. SENG



LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT

3140 N Street, Lincoln NE 68510 • Phone: 441-8000

Fax: 441-8323 or 441-6229

FOR IMMEDIATE RELEASE: October 17, 2005

FOR MORE INFORMATION: Harry Heafer: 441-8035

VOLUNTEERS NEEDED TO MAKE STAR CITY HOLIDAY PARADE LITTER FREE

Be a part of this national award winning event!

Help keep the tradition going by volunteering to make the Star City Holiday Parade on December 3 litter free. For the 12th year, Keep Lincoln & Lancaster County Beautiful is promoting the parade as a litter free event.

This national award winning effort needs 50 volunteers to roam a one to two block area and interact with those watching the parade to provide them with an easy way to throw away their trash. Volunteers are needed from 9:30 a.m. - 1:00 p.m. Every volunteer will receive a sweatshirt. Registrations are needed by November 1.

As a sidewalk volunteer you'll have a positive, rewarding experience making the parade a successful litter free event. It's a lot of fun and you'll still get to enjoy the parade. Church groups, youth groups, service groups, families and individuals are encouraged to volunteer.

"Being a sidewalk volunteer for the past 11 years has been very rewarding," said Joyce Jensen, an annual sidewalk volunteer. "It's fun to watch the different parade groups and big balloons go by. Families along the parade route appreciate the opportunity to get rid of their trash so they don't have to worry about left-overs spilling or the trash blowing away. You always get a lot of thanks from people too."

To obtain a registration form, or for more information, contact Harry Heafer at 441-8035 or by email at hheafer@ci.lincoln.ne.us.

###



NEWS RELEASE

MAYOR COLEEN J. SENG



LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
3140 N Street, Lincoln NE 68510 • Phone: 441-8000
Fax: 441-8323 or 441-6229

FOR IMMEDIATE RELEASE:
FOR MORE INFORMATION:

October 18, 2005
Brian Baker, 441-8045

HALLOWEEN: DON'T LET CARS AND KIDS GO BUMP IN THE NIGHT **Safe Kids Lincoln-Lancaster County Offers Halloween Safety Tips**

Children are four times more likely to be hit by a car on Halloween than any other night of the year, and Safe Kids Lincoln-Lancaster County and the Lincoln-Lancaster County Health Department remind parents and caregivers to make sure children going trick-or-treating are walking safely and staying visible to drivers.

“All the usual rules of pedestrian safety still apply,” says Brian Baker, Safe Kids Lincoln-Lancaster County coordinator. “Walk, don’t run. Cross the street only at a crosswalk or corner, after looking both ways, and never run out into the street.”

In addition, children under age 12 should be accompanied by an adult. “Naturally, kids will be excited, and they’ll need active supervision,” says Baker. “Older kids who have demonstrated the maturity and good judgment to go trick-or-treating with friends, without adults supervision, should stick to a predetermined route with good lighting.”

Costumes and bags should be decorated with retroreflective tape and, if possible, made of light colors. Kids can carry glow sticks or flashlights to be more visible to drivers.

“Drivers can do their part by being especially careful in residential neighborhoods,” says Baker. “Slow down and look for kids at intersections, on medians, and on curbs.”

For those parents who are concerned about door-to-door trick-or-treating, Health Director Bruce Dart reminds parents that there are activities such as Boo at the Zoo, Spooktacular at Pioneers Park, and events at SouthPointe Pavilions and Westfield Shoppingtown Gateway.

Other Halloween hazards and precautions include:

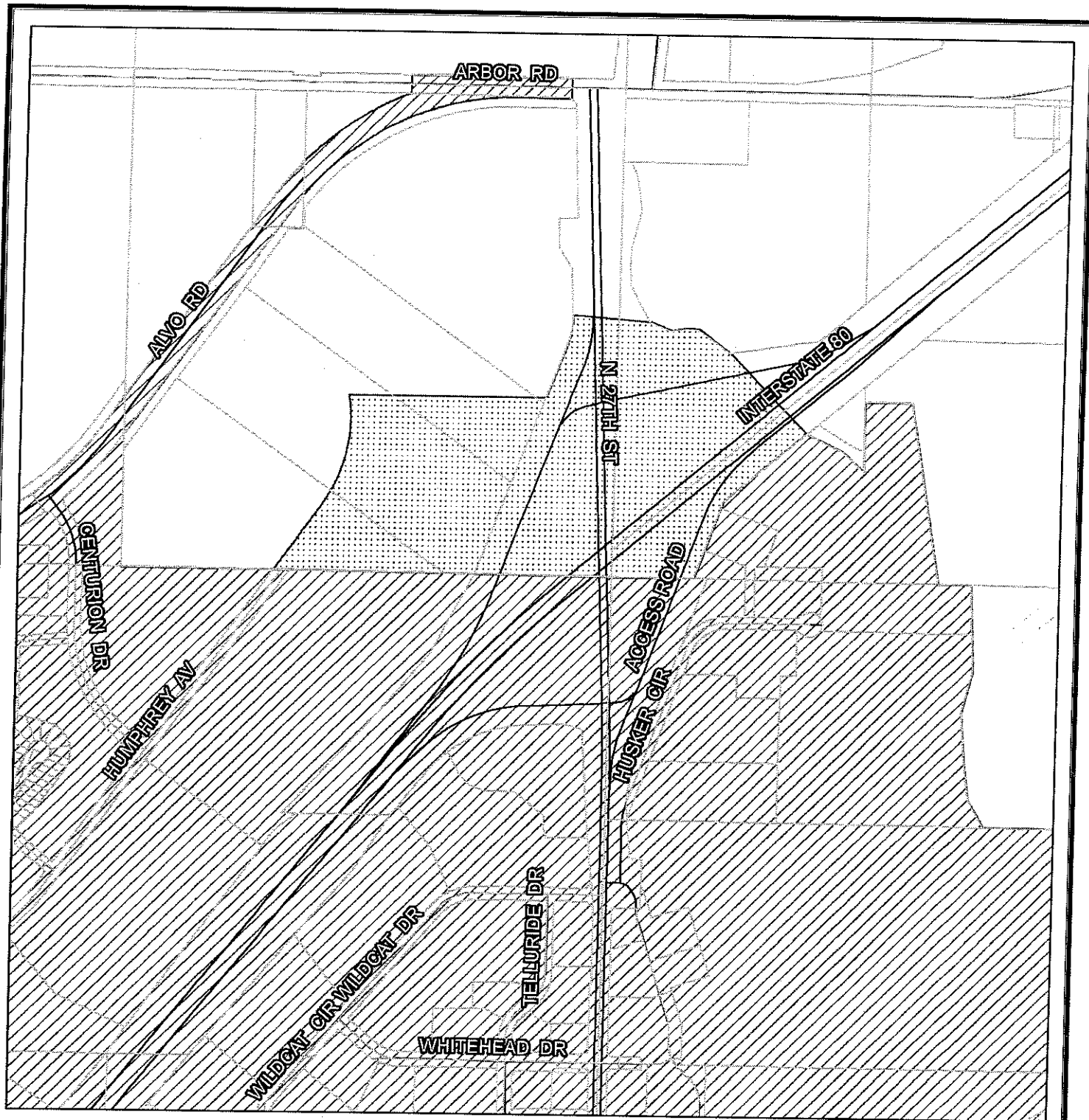
- **Falls.** Costumes should be short enough to avoid tripping, and shoes and headgear should fit properly. Choose face paint and makeup, because they do not restrict vision as masks do. Toy weapons and other props should be flexible so they do not present an injury hazard if the child falls. Do not let children cut across yards, where stones, lawn ornaments and other hazards may be hard to see in the dark. Keep doorsteps and porches well lit.

- **Burns.** Make sure store-bought costumes and accessories are labeled “flame resistant,” and use flame-resistant material when making costumes. Avoid baggy, flimsy or billowing costumes. Keep jack-o’-lanterns that are lit with candles away from doorsteps and walkways, and consider using glow sticks instead of candles.
- **Choking.** Parents should inspect candy and treats to make sure they are sealed and have no signs of tampering. Children under age 6 should not be given hard candy or other small, round items.

For more information about pedestrian safety, falls, burns, or airway safety, call 441-8046 or visit www.safekids.org.



Safe Kids Lincoln-Lancaster County works to prevent accidental childhood injury, the leading killer of children 14 and under.

Its members include American Red Cross, BryanLGH Medical Center, Delrae Designs, ICOS Corporation, Lancaster County Sheriff’s Office, Lincoln Fire & Rescue, Lincoln Parks & Recreation, Lincoln Police Department, Lincoln Public Schools, Madonna Rehabilitation hospital, Nebraska Health & Human Services System, Saint Elizabeth Regional Burn Center, and SouthPointe Pavilions. Safe Kids Lincoln-Lancaster County is a member of Safe Kids Worldwide, a global network of organizations dedicated to preventing accidental injury. Safe Kids Lincoln-Lancaster County was founded in 1996 and is led by the Lincoln-Lancaster County Health Department.



Annexation by Ordinance
Ordinance No. 18600
Effective Date: 9/6/2005
59.17 Acres




 Area of Annexation
 Previous City Limit

0 375 750 1,500
 Feet

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : October 12, 2005

RE : **Use Permit No. 04008**
(Office/medical building - S.W. 17th Street and West A Street)
Resolution No. PC-00955

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, October 12, 2005:

Motion made by Carroll, seconded by Strand, to approve **Use Permit No. 04008**, with conditions, requested by GEICO Development, to construct a 5,000 sq. ft. office/medical building, on property located at S.W. 17th Street and West A Street.

Motion to approve, with conditions, carried 9-0: Larson, Carroll, Esseks, Krieser, Sunderman, Taylor, Strand, Pearson and Carlson voting 'yes'.

The Planning Commission's action on the use permit is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

On October 12, 2005, the Planning Commission also recommended approval of the associated Change of Zone No. 04085 from R-2 Resident District to R-T, Residential Transition District, which is scheduled for public hearing before the City Council on Monday, October 31, 2005, 1:30 p.m.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Brian Carstens & Associates, 601 Old Cheney Road, Suite C, 68512
GEICO Development, Inc., 2251 W. Pleasant Hill Road, 68523
William Vocasek, West "A" Neighborhood Association
Bill Hergott, West "A" Neighborhood Association
Randy Cecrle, 1633 West "A" Street, 68522

RESOLUTION NO. PC- 00955

USE PERMIT NO.04008

1 WHEREAS, GEICO Development has submitted an application in accordance with
2 Section 27.28.090 of the Lincoln Municipal Code designated as Use Permit No. 04008 to
3 construct a 5,000 square foot office/medical building on property located at S.W. 17th
4 Street and West A Street, and legally described to wit:

5 Outlot A, New Century Estates, located in the Northeast Quarter
6 of Section 33, Township 10 North, Range 6 East, Lancaster
7 County, Nebraska;

8 WHEREAS, the real property adjacent to the area included within the site plan for this
9 construction of office/medical area will not be adversely affected; and

10 WHEREAS, said site plan together with the terms and conditions hereinafter set forth
11 are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote
12 the public health, safety, and general welfare.

13 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City - Lancaster County Planning
14 Commission of Lincoln, Nebraska:

15 That the application of GEICO Development, hereinafter referred to as "Permittee", to
16 construct a 5,000 square foot office/medical building be and the same is hereby granted under
17 the provisions of Section 27.28.090 of the Lincoln Municipal Code upon condition that
18 construction and operation of said office/medical building be in strict compliance with said
19 application, the site plan, and the following additional express terms, conditions, and
20 requirements:

1. This permit approves a 5,000 square foot office/medical building.
2. Before receiving building permits:
 - a. The Permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - i. A revised site plan showing the following revisions:
 - (1) Delete the note "15' side yard setback". There is a 0' side yard when abutting commercial uses.
 - (2) Relocate the ground sign outside of the front yard setback.
 - (3) Change Emerald Queen Maple to Autumn Blaze Maple on the Landscape Plan.
 - (4) Show a 10' utility easement on the east and south lot line on the site plan as requested by the July 6, 2005 LES memo.
 - (5) Correct the surface stalls within the parking summary.
 - (6) Add a note stating "The grant of an aviation and noise easement to the Lincoln Airport Authority is a condition of approval as all or part of the land is located within the Airport Environs Noise District and potentially subjects the land to aircraft noise levels which may affect users of the property and interfere with its use.
 - (7) Make corrections to the satisfaction of Public Works & Utilities Department.
 - ii. A permanent reproducible final site plan as approved.
 - b. The construction plans must conform with the approved plans.

1 c. Final plat(s) is/are approved by the City.

2 d. Grant an aviation and noise easement to the Lincoln Airport
3 Authority on all or that part of the land located within the Airport
4 Environs Noise District.

5 e. The required easements as shown on the site plan are recorded with the
6 Register of Deeds.

7 3. Before occupying any building all development and construction is to comply with
8 the approved plans.

9 4. All privately-owned improvements, including landscaping, are to be permanently
10 maintained by the Permittee or an appropriately established property owners association
11 approved by the City.

12 5. The site plan accompanying this permit shall be the basis for all interpretations of
13 setbacks, yards, locations of buildings, location of parking and circulation elements, and similar
14 matters.

15 6. This resolution's terms, conditions, and requirements bind and obligate the
16 Permittee, its successors and assigns.


17 7. The Permittee shall sign and return the letter of acceptance to the City Clerk
18 within 30 days following the approval of the special permit, provided, however, said 30-day
19 period may be extended up to six months by administrative amendment. The clerk shall file a
20 copy of the resolution approving the special permit and the letter of acceptance with the
21 Register of Deeds, filing fees therefor to be paid in advance by the Permittee.

DATED: October 12, 2005.

ATTEST:



Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : October 12, 2005

RE : **Special Permit No. 1558B**
(Expansion of on and off-sale alcohol at Big Red Keno Sports Bar and Grill)
Resolution No. PC-00956

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, October 12, 2005:

Motion made by Larson, seconded by Strand, to approve **Special Permit No. 1558B**, with conditions, requested by PickFair Entertainment Corp. d/b/a Big Red Keno Sports Bar and Grill, for authority to expand the sale of alcohol for consumption on and off the premises to include an outdoor smoking area, on property located at 955 West O Street.

Motion to approve, with conditions, carried 9-0: Larson, Carroll, Esseks, Krieser, Sunderman, Taylor, Strand, Pearson and Carlson voting 'yes'.

The Planning Commission's action on the use permit is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
William Harvey, 11248 John Galt Blvd., Omaha, NE 68137
PickFair Entertainment Corp., 11248 John Galt Blvd., Omaha, NE 68137
Larry Coffey, 730 W. Lakeshore Dr., 68528
William Vocasek, West "A" Neighborhood Association
Bill Hergott, West "A" Neighborhood Association
Judy McDowell, West O Street Area Neighborhood, 192 W. Lakeshore Dr., 68528
Richard Wiese, West O Street Neighborhood Assn., 6300 W. Superior, 68524-8872

RESOLUTION NO. PC- 00956

SPECIAL PERMIT NO. 1558B

1 WHEREAS, Pickfair Entertainment Corp. dba Big Red Keno Sports Bar
2 and Grill has submitted an application designated as Special Permit No. 1558B for
3 authority to sell alcoholic beverages for consumption on and off the premises generally
4 located at 955 West O Street, legally described as:

5 Lot 78 I.T., in the Northwest Quarter of Section 27, Township
6 10 North, Range 6 East, Lancaster County, Nebraska; and

7 WHEREAS, the real property adjacent to the area included within the site
8 plan for this permit to sell alcoholic beverages on and off the premises will not be
9 adversely affected; and

10 WHEREAS, said site plan together with the terms and conditions
11 hereinafter set forth are consistent with the intent and purpose of Title 27 of the Lincoln
12 Municipal Code to promote the public health, safety, and general welfare.

13 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
14 County Planning Commission of Lincoln, Nebraska:

15 That the application of Pickfair Entertainment Corp. dba Big Red Keno
16 Sports Bar and Grill, hereinafter referred to as "Permittee", to sell alcoholic beverages
17 for consumption on and off the premises on property legally described above be and the

1 same is hereby granted under the provisions of Sections 27.63.680 and 27.63.685 of
2 the Lincoln Municipal Code upon condition that operation of said licensed premises be
3 in strict compliance with said application, the site plan, and the following additional
4 express terms, conditions, and requirements:

5 1. This permits approves the expansion of the sale of alcohol for
6 consumption on the premises to include an outdoor smoking area and permits the sale
7 of alcohol for consumption off the premises as designated on the site plan.

8 2. Before receiving building permits the construction plans comply with the
9 approved plans.

10 3. Before the sale of alcohol for consumption on and off the premises, all
11 development and construction is to comply with the approved plans.

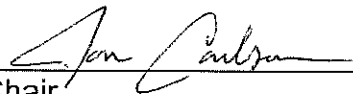
12 4. The site plan approved by this permit shall be the basis for all
13 interpretations of setbacks, yards, locations of buildings, location of parking and
14 circulation elements, and similar matters.

15 5. This resolution's terms, conditions, and requirements bind and obligate the
16 Permittee, its successors and assigns.

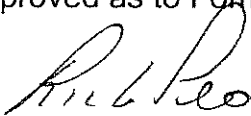
17 6. The Permittee shall sign and return the letter of acceptance to the City
18 Clerk within 30 days following the approval of the special permit, provided, however,
19 said 30-day period may be extended up to six months by administrative amendment.
20 The clerk shall file a copy of the resolution approving the special permit and the letter of
21 acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the
22 Permittee.

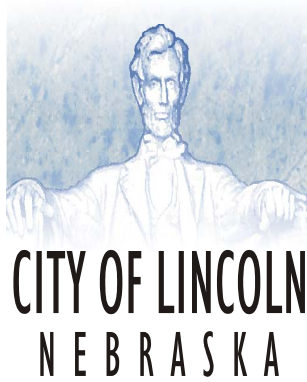
1 The foregoing Resolution was approved by the Lincoln City-Lancaster
2 County Planning Commission on this 12 day of October, 2005.

ATTEST:


Chair

Approved as to Form & Legality:


Chief Assistant City Attorney



PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

October 18, 2005

Coddington Avenue, West 'A' Street and SW 40th Street Roadway Projects Project #701903, 701904, and 700132

The City of Lincoln, Department of Public Works, The Schemmer Associates, and Kirkham Michael Consulting Engineers would like to take this opportunity to invite you to an open house regarding the Coddington Avenue, West 'A' Street, and SW 40th Street projects.

On Thursday October 27, 2005 from 5:30 to 7:00 p.m. at Roper Elementary School, 2323 South Coddington Avenue, Engineers from the Public Works Department, The Schemmer Associates, and Kirkham Michael Consulting Engineers will be available to answer questions about the projects that will widen Coddington Avenue from north of West 'A' to south of Van Dorn and West 'A' from SW 40th to Coddington as well as answer questions regarding the construction of an overpass along SW 40th Street at the BNSF railroad tracks and construction of the Middle Creek bridge along SW 40th Street. Funding for right-of-way and construction has not been identified for the Coddington Avenue or West 'A' Street projects. Construction of the SW 40th Street bridges is tentatively scheduled to begin in 2007.

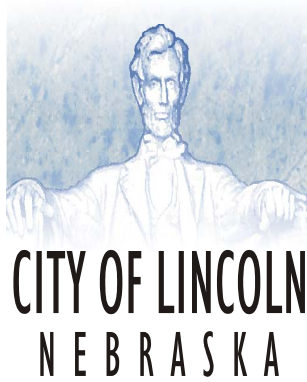
Members of the public may attend anytime it is convenient between the hours of 5:30 p.m. and 7:00 p.m. and will be able to get information and provide input for the projects which are currently in the preliminary design stages.

If you cannot attend the open house and have questions, please contact the project representatives listed below.

Kris Humphrey
City of Lincoln
Engineering Services
(402) 441-7711

Andrea Bopp
The Schemmer Associates
(402) 488-2500

Rick Haden
Kirkham Michael
(402) 477-4240



PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

October 19, 2005

SOUTH STREET IMPROVEMENTS OPEN HOUSE **Project #540009**

The public is invited to an open house on Tuesday, October 25, 2005 for the South Street Improvements Project. The open house is at Saratoga School, 2215 South 13th Street, from 5:30 p.m. to 7:30 p.m. with a 6:00 p.m. presentation.

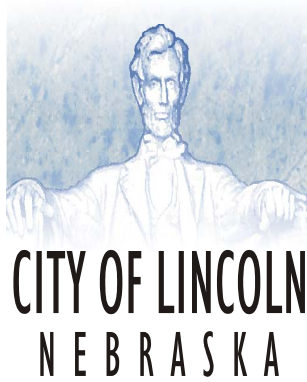
This project includes roadway rehabilitation, utility improvements, and new streetscape enhancements. This open house offers updated information including choices for the South Street amenities such as pedestrian lighting, benches, and street trees. Project representatives will be available to discuss suggestions and respond to your questions.

Those wanting more information can check the City Web site at www.lincoln.ne.gov (keyword: southstreet) or www.southstreetimprovements.com. The public also can contact Ernie Castillo with the City Urban Development Department at 441-7855; Holly Lionberger with the City Public Works and Utilities Department at 441-7711; or the Heartland Center for Leadership Development at 474-7667.

Ernie Castillo
Urban Development
808 P Street, Suite 400
Lincoln, NE 68508
Phone: 441-7606
Fax: 441-8711

Holly Lionberger
Public Works and Utilities
531 Westgate Boulevard, Suite 100
Lincoln, NE 68528
Phone: 441-7711
Fax: 441-6576

Heartland Center for
Leadership Development
Phone: 474-7667



PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

October 19, 2005

Pine Lake Road Widening - Project #700014 40th - 61st Streets 56th Street; Shadow Pines - Thompson Creek

The widening project of Pine Lake Road west of 56th Street is approximately 6 weeks ahead of schedule at this time for phases 1, 2 and 3. The contractor is planning on closing Pine Lake Road from 56th to 61st after morning rush hour traffic on Monday, October 24, 2005.

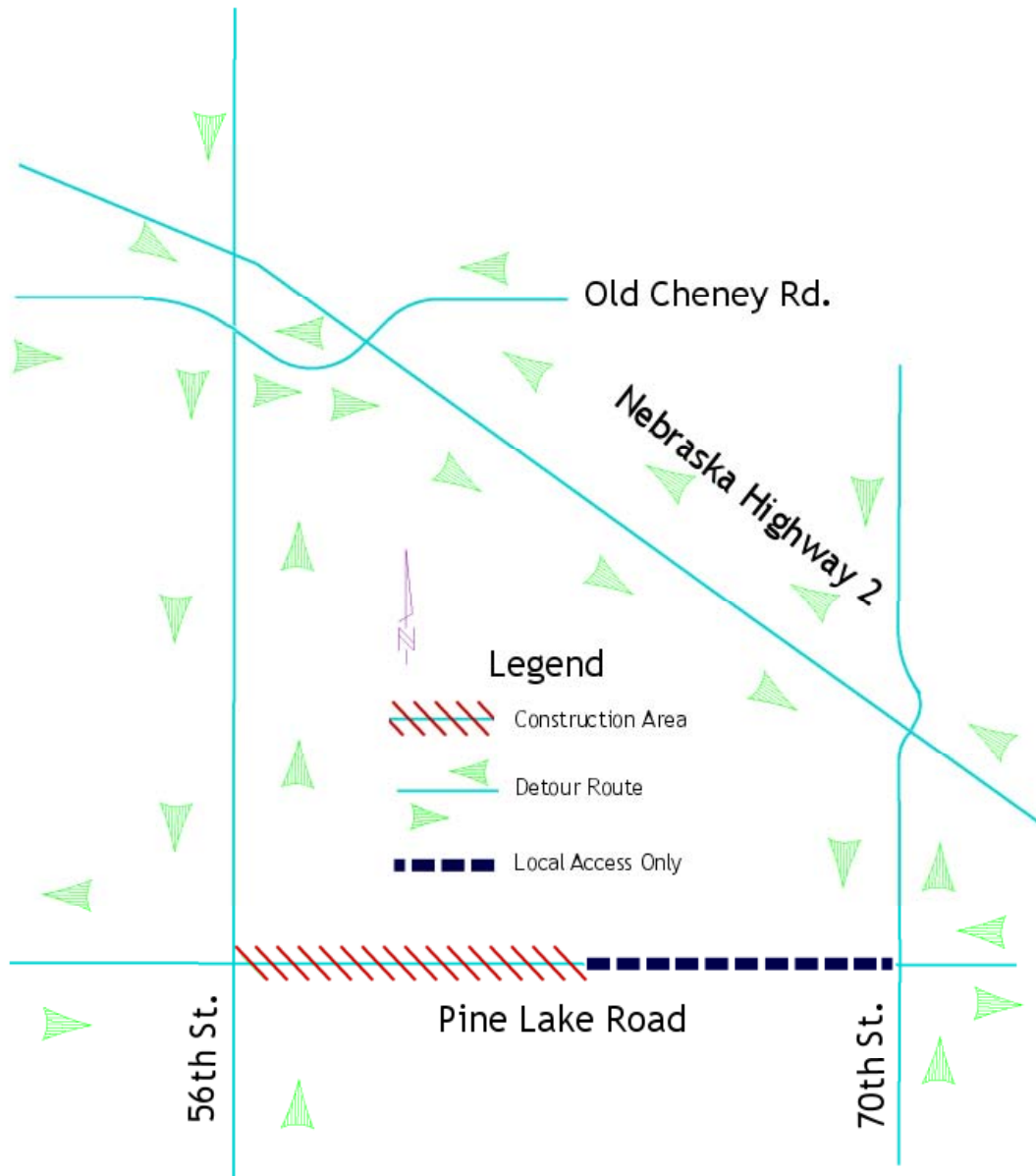
Phase 4 In Pine Lake Road east of South 56th Street to South 61st Street with work on the box culvert east of the intersection of 56th followed with the paving of the roadway to 61st Street. Anticipated completion of this phase is late spring or early summer of 2006. This phase may be opened late this fall or early this winter after completion of the box culvert weather permitting. If the opening does happen, it will be closed again in the spring to complete the grading and paving with the planned opening in the late spring or early summer 2006.

Phase 5 This phase in South 56th will begin as soon as the work in Pine Lake Road east and west (not through the intersection) of South 56th can be opened to east/west traffic. Anticipated completion of this phase is late winter of 2006.

This letter is also a reminder that if you have fences or landscaping which you want to save, please plan to relocate them as soon as possible to avoid any unwanted damage. The Contractor will not be responsible for items that are within the easements once he starts work. Often work by utility companies and the Contractor's work that does not affect traffic flow may not follow the above described general phasing.

If you have problems or questions during the construction period, please contact Eric Anderson or Steve Samuelson with Constructors Inc. at 434-1764 or the City of Lincoln Project Manager for additional information.

Charlie Wilcox, Senior Engineering Specialist
Engineering Services
441-7532/440-6067
cwilcox@lincoln.ne.gov





CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG
www.ci.lincoln.ne.us

**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: October 19, 2005

To: City Council

From: Karl Fredrickson, Director of Public Works/Utilities

Subject: Snow Removal and Ice Control

cc:

Enclosed for your information are two agreements for snow removal and ice control. One is between Lancaster County and the City of Lincoln and the other is with the Department of Roads and the City of Lincoln.

These service agreements were implemented to better coordinate routing of equipment during snow and ice control and daily maintenance operations.

F:\FILES\WPOFFICE\ch\karen\City Council_Snow and Ice Agreements_October 11, 2005.wpd



CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Street Operations
Public Works and Utilities Department
Karl Fredrickson, Director
901 North 6th Street
Lincoln, Nebraska 68508-2315
402-441-7701
fax: 402-441-8194

October 3, 2005

Richard J. Ruby, District Engineer
State of Nebraska Department of Roads
P. O. Box 94759
Lincoln, NE 68509

RE: Snow Removal & Ice Control

Dear Rich:

As per our previous agreements over the past few years. We, the City of Lincoln, will provide snow & ice control over the following State Highway segments:

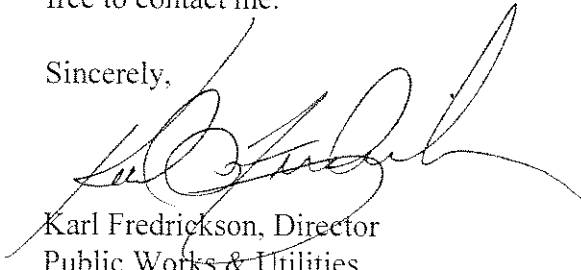
1. SunValley Blvd. (Highway 6), from "O" Street (US 34) northeast to Cornhusker Highway.
2. Cornhusker Highway (Highway 6), from I-80 east to 84th Street.
3. 56th Street (L55x), from Cornhusker Highway north to the 1st median break south of Salt Creek.
4. L55w, south to the Creekside Trail (Ruskin Place).
5. Highway 2, from Homestead Expressway (Highway 77) east to 91st Street.
6. East "O" Street (Highway 34), to Southeast Community College driveway.
7. West "O" Street (Highway 6), to N.W. 56th Street.
8. Highway 34, from S55c (Fletcher Ave.) to northwest City limits.

State will provide snow & ice control over the following segments:

1. Homestead Expressway (Highway 77), from "O" Street to south City limits.

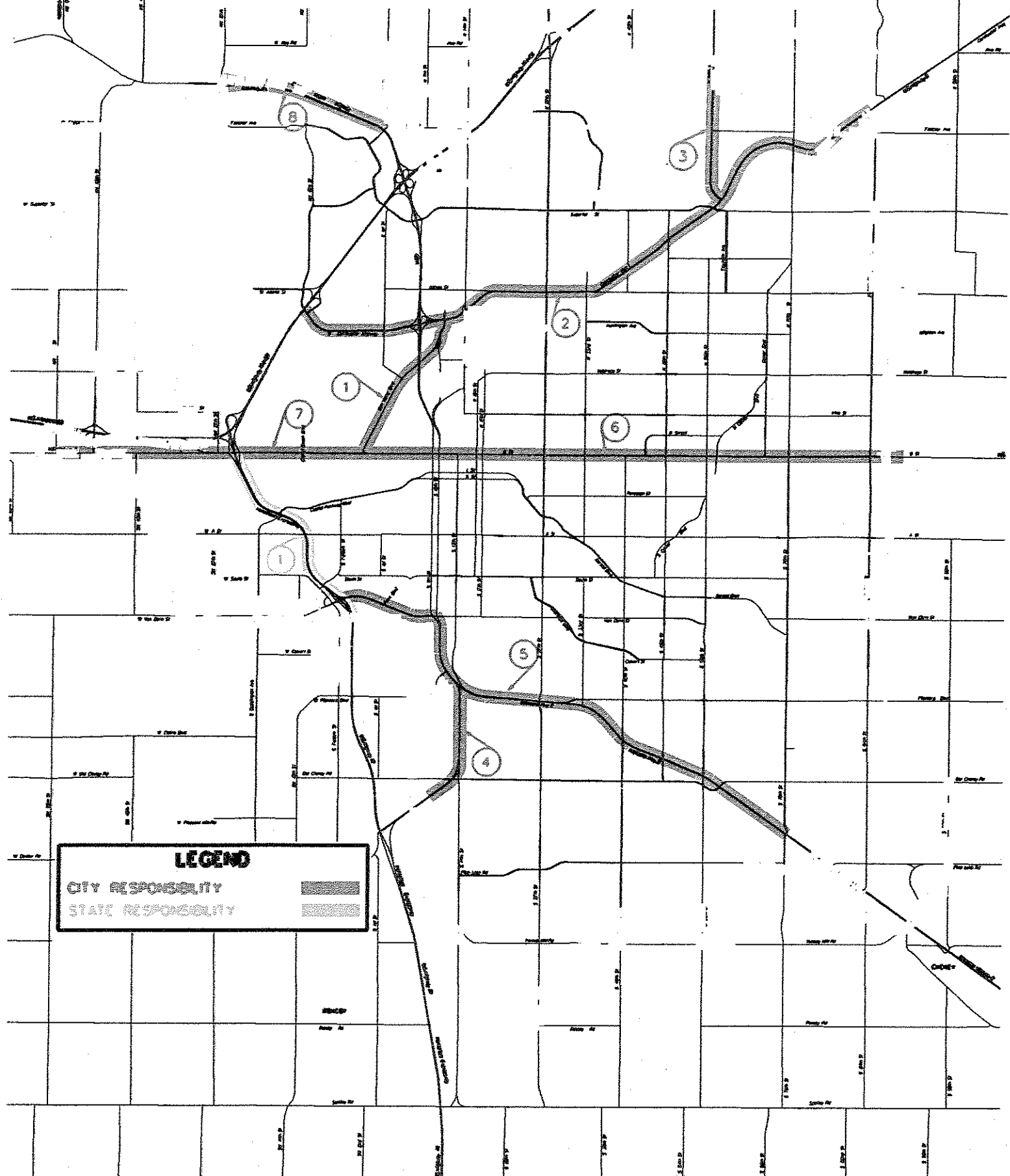
I appreciate your willingness to make both of our operations more efficient. If you have any questions or feel that we need to discuss this agreement, please feel free to contact me.

Sincerely,


Karl Fredrickson, Director
Public Works & Utilities

cc: Roger Figard
Bill Nass
Andrew Edwards
Eldon Schoen
Roger Kalkwarf

**CITY / STATE MAINTENANCE AGREEMENT
2006**



M e m o r a n d u m

To: Mayor Coleen J. Seng

From: Karl Fredrickson

Subject: Cooperative Services

Date: September 26, 2005

cc: Roger Figard, Bill Nass, A.F. Edwards, Robert Jacobs,
LeRoy Uglow, Al McCracken, Roger Tiedeman

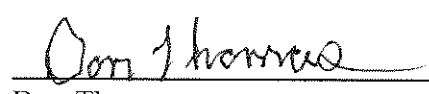
The Department of Public Works and the County Engineer's Office, met to discuss snow and ice control and unpaved roadway maintenance for the year 2006. The County Engineer's Office has agreed to provide maintenance including, grading, graveling, rocking, and snow plowing on the following list of City roadways, and also agrees to exchange pavement marking maintenance as needed, these roadways are shown on the attached map.

In exchange the City of Lincoln Public Works Department will provide snow and ice control which shall include, anti-icers, salting, sanding and snow plowing on the following list of County roadways.

The City of Lincoln Public Works Department agrees to provide payment for materials, primarily rock and gravel with an estimated cost of \$15,000 per year, used while performing said maintenance during the 2006 Calendar Year, and shall notify the County Engineers Office, when any of the City roadways in this agreement are contracted for paving with a tentative starting date.

We are proposing to implement this services agreement to better coordinate routing of equipment during snow and ice control and daily maintenance operations.


Karl Fredrickson
Director of Public Works & Utilities


Don Thomas
County Engineer

RECEIVED
OCT 6 2005

CITY STREETS THE COUNTY WILL MAINTAIN

10/4/05

ID #	LOCATION	LANE MILE
		2006
1	Arbor Rd.- 27th west to the city limits- paved	0.33
2	W. Adams- NW 48th to the west city limits- unpaved	1.05
3	NW 56th- from Adams 3/4 mile south- unpaved	1.50
4	W. Holdrege- NW 48th to NW 40th- unpaved	1.01
5	NW 56th- W. "O" to the I-80 bridge- (.19 unpaved .38 paved)	0.57
6	SW 40th- "O" to the south city limits- unpaved	1.00
7	W. Van Dorn- city limits at SW 32nd to city limits west of Forest View- paved	1.00
8	Coddington Ave.- from Van Dorn south 500'- paved	0.23
9	Yankee Hill Rd.- from 56th east to the city limits- paved	0.71
10	S. 84th- Highway 2 to 455' south of Amber Hill Rd. (4 lanes)- paved	1.45
11	S. 98th St.- from Old Cheney Rd. south to the city limits- unpaved	2.68

TOTAL**11.53**

COUNTY ROADS THE CITY WILL MAINTAIN

10/4/05

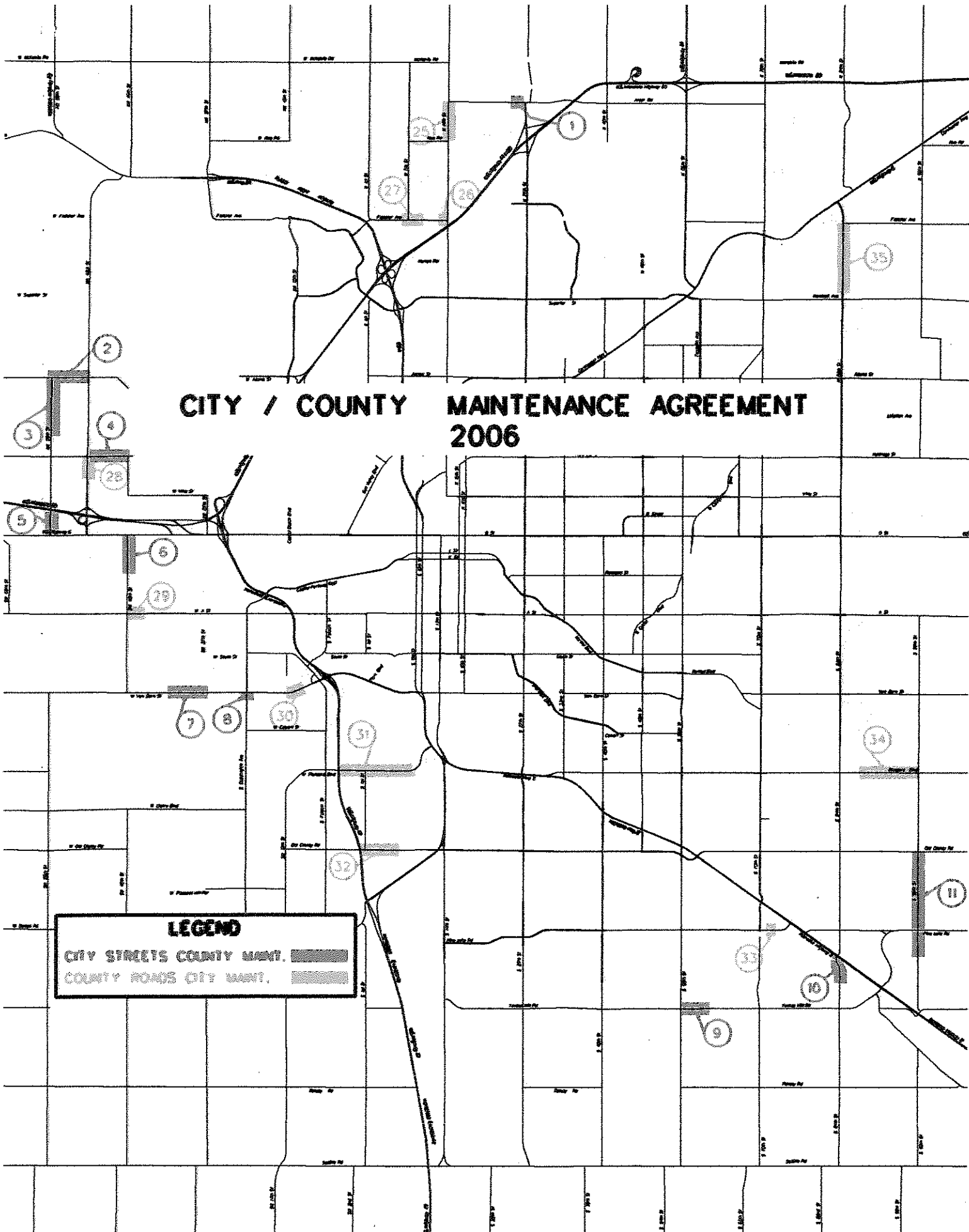
ID #	LOCATION	LANE MILE
		2006
25	N. 14th- From Arbor Rd. south to the city limits at Alvo Rd.- paved	0.98
26	Fletcher Ave.- city limits at 12th to 14th- paved	0.24
27	Fletcher Ave.- city limits at 6th to city limits at 10th- paved	0.56
28	NW 48th- W. Holdrege to 1/4 mile south of W. Holdrege- paved	0.58
29	W. "A"- SW 37th to SW 40th- paved	0.41
30	W. Van Dorn- city limits at SW 12th to city limits at SW 9th- paved	0.45
31	Pioneers Blvd.- west city limits to Homestead Expressway- paved	1.86
32	Old Cheney Rd.- BNSF RR to Homestead Expressway- paved	0.95
33	Pine Lake Rd.- 72nd to 73rd- paved	0.24
34	Pioneers Blvd.- 88th to 98th- paved	1.49
35	N. 84th- from Fletcher south to the city limits (4 lanes)- paved	3.57

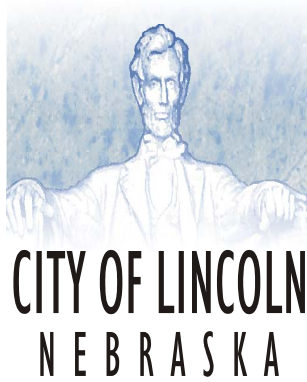
TOTAL**11.33**

CITY / COUNTY MAINTENANCE AGREEMENT 2006

LEGEND

CITY STREETS COUNTY MAINT. 
COUNTY ROADS CITY MAINT. 





PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

October 20, 2005

Storm Sewer Project #701683R Washington; 16th - 17th 17th; A - Garfield

The City of Lincoln has awarded K2 Construction of Lincoln, NE a contract for construction of the storm sewer from 16th and Washington to 17th and Washington, Phase 1. Phase 2 is the construction of storm sewer in 17th Street from A to Garfield (east). These projects will replace the current storm sewer with new pipe and inlets.

Phase 1: Planning on starting at 16th and Washington on Monday, October 24, 2005. One lane for traffic will be maintained in 16th during the construction in this area. A water main loop is proposed and will take some time. The contractor is allowed 10 calendar days to complete their work.

Phase 2: Planning on starting after Phase 1 is completed and opened to traffic (weather permitting). At this time, a start date is not being proposed. An update letter will be handed out closer to the anticipated time frame.

As the construction crew moves thru the project, the roadway or traffic lanes will be closed and trenches will be dug in the street. The trench area will be reconstructed with concrete and asphalt.

The City is aware of inconveniences during construction concerning parking and possibly loss of service (utility/water, etc.). Please be patient and we will rectify the situation as quickly as possible.

If you have problems or questions during the construction period, please contact Charlie Heng with K2 Construction at 402-770-0720 or the City of Lincoln Project Manager, Charlie Wilcox, at 441-7711.

Charlie Wilcox, Project Manager
City of Lincoln, Engineering Services
402-441-7711

Charlie Heng
K2 Construction
402-770-0720

Combined Weed Program

City of Lincoln

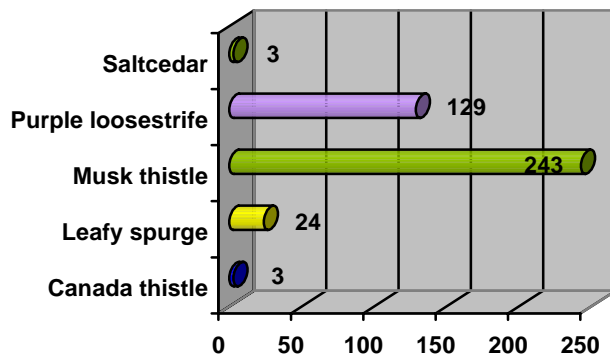
October 2005 Monthly Report

Inspection Activity

- 4,153 inspections on 2,534 sites have been made to date.
- 1,307 inspections were made during the month.

Noxious Weeds

- Made 975 inspections on 457 sites on 2,227 acres.

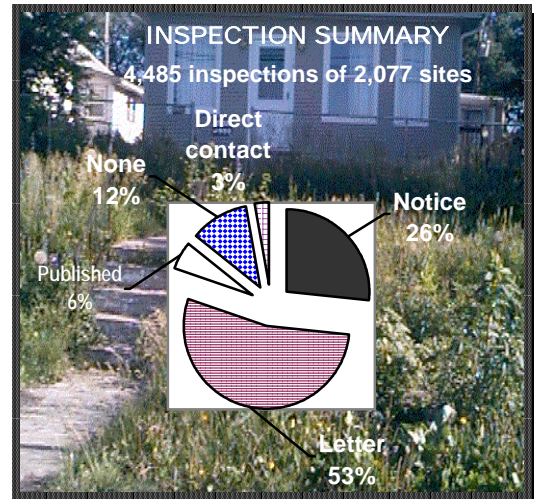


- Found 402 violations on 437 acres.
- Found no violations on 54 sites.
- Sent 80 notices, 267 letters, 3 trace cards and made 62 personal contacts.
- 191 control plans have been received.
- 19 sites controlled by
- 317 sites controlled by landowners.
- 9 sites force cut by contractors.
- Control is pending on 10 sites.

Weed Abatement

- Made 4,485 inspections on 2,077 sites on 1,039 acres.
- Found 1,787 violations on 809 acres.
- Found no violations on 277 sites.
- 1,610 complaints received on 1,367 sites.

- Sent 636 notices, 1,286 letters, published 132 notifications and made 38 personal contacts.
- 1,533 sites cut by landowners.



- 108 sites force cut by contractors.
- Cutting is pending on 149 sites.

September Activities

- 8-9 Vacation
- 15 LPWMA Mtng, Wahoo
- 15 Mgt Team Mtg
- 26 Fall noxious weed Inspections starts
- 27-29 NAWMA Conference Manhattan, KS
- 30 Monthly activity report
- Prepare advance work orders for the fall season

October Planned Activities

- 11-13 NACO Conference Omaha
- 20 County Management Team Retreat 8:30
- 27 LPWMA Mtng, Wahoo
- 31 Monthly activity report



DO NOT REPLY to this-
InterLinc
<none@lincoln.ne.gov>
10/13/05 06:08 PM

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: ROBERT SCHWARTZ
Address: 4131 SO. 36TH.
City: Lincoln, NE. 68506

Phone: 402 327 8360
Fax:
Email: NEBRBOB4131@AOL.COM

Comment or Question:

MY WIFES UNCLE WAS KILLED ON SO. 56TH AND HYWAY 2 ABOUT A MONTH AGO. A TRUCK HIT HIM AS HE WAS TURNING NORTH ON TO 56TH. I LIVE RIGHT OFF OF HY WAY 2 AND I AM ON IT A LOT. THESE BIG TRUCKS SHOULD BE RESTRICED TO 35 MPR FROM EAST OF WAL MART ALL THE WAY THROUGH LINCOLN.I SEE THEM RUN LIGHTS ALL THE TIME THESE TRUCKS CANNOT STOP LIKE A CAR. THERE WILL BE MORE PEOPLE HURT OR KILLED ON THIS ROAD IF SOMETHING IS NOT DONE ABOUT THE SPEED. THANK YOU BOB SCHWARTZ

Tammy J Grammer/Notes

10/14/05 09:26 AM

To Wayne Boles <WBOLES@telesis-inc.com>

cc

bcc

Subject Re: One person sitting on a downtown sidewalk is one too many, let alone seven! 🍷

Dear Mr. Boles: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 S. 10th Street
Lincoln, NE - 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

Wayne Boles <WBOLES@telesis-inc.com>



Wayne Boles
<WBOLES@telesis-inc.com>

10/13/05 02:37 PM

To "Eskridge, Carl" <ceskridge@unicam.state.ne.us>

cc "Annette McRoy (E-mail)" <amcroy@ci.lincoln.ne.us>, "Barbara J. Arendt (E-mail)" <barbara@inebraska.com>, "Brian Kitten (E-mail)" <bkitten@brewskys.com>, "Charles M. Pallesen Jr. (E-mail)" <cpallesen@clinewilliams.com>, "Cinnamon Dokken (E-mail)" <cinnamondokken@yahoo.com>, "CityCouncil (E-mail)" <council@ci.lincoln.ne.us>, "Coleen Seng (E-mail)" <mayor@ci.lincoln.ne.us>, "CVB Lincoln (E-mail)" <joan@lincoln.org>, "Dan Massoth (E-mail)" <BuzzardBillys@aol.com>, "Daniel Marvin (E-mail)" <dmarvin@neb.rr.com>, "Dave Ellingson (E-mail)" <ellingson@danacole.com>, "David Landis (E-mail)" <dlandis@unicam.state.ne.us>, "Deb Johnson (E-mail)" <djohnson@updowntowners.org>, "Doug Lienemann (E-mail)" <dlienemann@midweststeelworks.com>, "Edward F. Zimmer (E-mail)" <ezimmer@ci.lincoln.ne.us>, "Elizabeth Marie \"Betty\" Allison (E-mail)" <ballison50@hotmail.com>, "Emily Zimmer (E-mail)" <emilyzimmer@hockingreid.com>, "FES (E-mail)" <joanm@fes.org>, "Frosty Critchfield (E-mail)" <frostys@alltel.net>, "Gail Stoklasa (E-mail)" <gstoklasa@unitedwaylincoln.org>, "Gerry Finnegan (E-mail)" <fin1201@aol.com>, "Jackie Spahn (E-mail)" <nshsf@alltel.net>, "James E. Arter (E-mail)" <jea@artergroup.com>, "Jane Stricker (E-mail)" <jane@footloosebirkenstock.com>, "Jill A. Miller (E-mail)" <jill.a.miller@wellsfargo.com>, "Jonathan Cook (E-mail)" <jcookcc@aol.com>, "Kandra (Bailey) Hahn (E-mail)" <khahn2@unl.edu>, "LincolnHaymarketDevelopmentCorp (E-mail)" <lincolnhaymarket@alltel.net>, "Lisa Kelly (E-mail)" <lisakelly@webtv.net>, "Marilyn Larson (E-mail)" <marilyn.larson@davisdesign.com>, "Mark Bowen (E-mail)" <MBowen@ci.lincoln.ne.us>, "Mary Jane Steward (E-mail)" <wcmjsteward@navix.net>, "Maury & Corky Halstead (E-mail)" <mhalstead@cornhusker.net>, "NECO (E-mail)" <bilt@necosecurity.com>, "Patte Newman (E-mail)" <newman2003@neb.rr.com>, "Polly McMullen (E-mail)" <pmcmullen@downtownlincoln.org>, "RCStudio (E-mail)"



<rneibel@alltel.net>, "Rebecca Van De Bogart (E-mail)"
<becky@pnpt.com>, "Richard Hoppe (E-mail)"
<rhoppe@lincoln.ne.gov>, "Robb Shull (E-mail)"
<rshull@thecornhusker.com>, "Rococo (E-mail)"
<pam@rococotheatre.com>, "Scott G. Richardson (E-mail)"
<srichardson@bvh.com>, "Terri Jo Dodson (E-mail)"
<terrijo@inebraska.com>, "Wendy Birdsall (E-mail)"
<wbirdsall@lcoc.com>

Subject One person sitting on a downtown sidewalk is one too many,
let alone seven!

Thanks for the input, Carl. Seven people should not be allowed to sit together on a downtown sidewalk. Transients should not be allowed to congregate between University Square Parking Garage and the Lincoln Children's Museum. Considering your sizable investment in a downtown condominium, you certainly have a right to be concerned and involved.

Wayne

From: Eskridge, Carl [mailto:ceskridge@unicam.state.ne.us]
Sent: Thursday, October 13, 2005 1:52 PM
To: Wayne Boles

Wayne,
Thank you for the information. I have never had a bad experience with any of our street people, in fact I sort of like watching the guy who goes through the trash containers in the mornings. I am concerned by what appears to be an increase in the numbers. After lunch today I noticed 7 guys sitting on the sidewalk outside of the Post and Nickel. I cannot imagine that the P and N owners are very happy about that. Persons parking in our garage and going to the Children's Museum go by there. I have seen both kids and parents frightened. I have also noticed some of the younger panhandlers who seemed to be not so hard up. Our daughter in DC told us about articles in the papers there about panhandlers making well over \$50,000/year. Don't know the solution, but thanks for including me in the discussion.
Carl


Tammy J Grammer/Notes

10/14/05 09:31 AM

To NEBRBOB4131@aol.com

cc

bcc

Subject Re: (no subject) 

Dear Bob Schwartz: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 S. 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

NEBRBOB4131@aol.com



NEBRBOB4131@aol.com

10/13/05 06:00 PM

To council@lincoln.ne.gov

cc

Subject (no subject)

WOULD YOU TELL ME WHY THEY NEED O.ST WIDENED.? IF YOU WANT TO MOVE TRAFFIC WHY DON'T YOU PEOPLE WIDEN SO. 48TH SO 27TH AND SO. 56TH THESE ARE THE STREETS THAT NEED TO BE WIDENED NOT O. ST. JUST GO ON SO. 48 AT FPM AMD SEE THE CARS BACKED UP FOR 6 TO 8 BLOCKS. AND IF THEY WOULD REGULATE THESE LIGHTS IT ALSO WOULD HELP YOU GO OUT NO 27TH. AND YOU STOP FOR EVERY LIGHT SAME ON SO. 48TH. PLEASE DO THE RIGHT THING AND GET THIS TRAFFIC MOVING. THESE STREETS HAVE BEEN LIKE THIS SINCE I STARTED DRIVING 54 YEARS AGO.THANK .YOU BOB SCHWARTZ..

October 13, 2005

City of Lincoln
Public Works & Utilities Dept.
555 South 10th Street - Suite 203
Lincoln, Nebraska 68508
Attention: Kenneth D. Smith – City Parking Manager

RECEIVED
OCT 14 2005
CITY COUNCIL
OFFICE

Dear Mr. Smith:

I received your recent letter regarding the monthly parking increases at “certain” city garages in Lincoln effective November 1, 2005. First of all, I want to say how upset I am about the unfair rate increases. I chose to park in the Center Park Garage since it is close to my place of employment and I’ve been parking there for years. For that garage in particular, you’ve increased the rate by \$10.00 a month, so now I’ll be paying \$900.00 a year for parking. This is Lincoln, Nebraska “for gosh sakes” – not some large metropolitan city!

If you raised the rates across the board on all garages, I could “possibly” understand, but instead you’ve chosen to raise the rates on some and “lower” the rates on others – that’s just ridiculous! Why should the increased parking fees at my garage be used to subsidize other garages (and also allow movie goers to park free)? According to the Journal Star, the decision for the rate changes was made by your director Karl Fredrickson “over” the objections of the City Council. Isn’t that the job of the City Council – to represent the interests of the citizens of Lincoln? Maybe Mr. Fredrickson and your Department should listen to them and maybe the City Council needs to do something to override the decision of your Department.

The reasoning that “the new rates will take a market driven approach to the downtown parking demand and make the most out of underutilized facilities” is just ludicrous! People park where they “need to park” in order to facilitate access to their place of employment, school, etc. Just because there are waiting lists for the more conveniently located parking garages is no reason to incur higher monthly rates at those garages. People on the “waiting lists” should just park in the “underutilized facilities” until a spot opens up in their preferred garage, just as I did myself for a couple years. Why should I and other monthly parkers be “penalized” just for parking in a certain garage? After all, we put up with the inconvenience of the renovations in the Center Park Garage for many, many months – much longer than was anticipated.

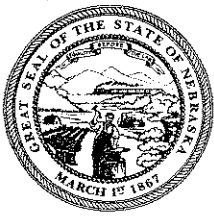
It is just unbelievable how the City wants to promote the downtown area and bring more people downtown, and yet the City does its utmost to discourage people from doing so (i.e., expensive parking). In fact, a company in my building is considering moving out of the downtown area – one of the primary reasons being the high cost for monthly parking. By moving out of downtown and not having to pay for parking, each employee will actually feel like they’ve received a raise of \$800-\$900 a year. In my mind, that’s a lot of money to save each year in these tough economic times.

By the way, just how much do you and City/County employees pay each month for parking? Is it somewhere in the range of \$30 a month (or possibly free)? Perhaps you should all go park in the “underutilized” facilities (no matter where they might be located) – or better yet, raise the parking rates on the City/County employees’ garages to \$75 a month. I’m sure those employees would be just as upset about such a rate increase, as I am in my current situation.



Lynne Pabian
4707 Goldenrod Lane
Lincoln, NE 68512

cc: City Council
-Ken Svoboda



Dave Heineman
Governor

STATE OF NEBRASKA

DEPARTMENT OF ROADS

John L. Craig, Director

1500 Highway 2 • PO Box 94759 • Lincoln NE 68509-4759
Phone (402) 471-4567 • FAX (402) 479-4325 • www.dor.state.ne.us

October 11, 2005

RECEIVED
OCT 17 2005
CITY COUNCIL
OFFICE

Mary Roseberry-Brown
President, Friends of Wilderness Park
1423 F Street
Lincoln, NE 68508

RE: Lincoln South Beltway West Segment – 2-6(119) – CN:12578C

Dear Mary,

This Letter is in response to your comments of June 16, 2005, received as a result of the Public Hearing held on June 7th, 2005, in Lincoln Nebraska, regarding the Nebraska Department of Roads project as noted above.

It was a pleasure meeting with your organization on September 12, 2005 at the Lefler Middle School to discuss your letter. Attached to this letter is an outline of that meeting, listing the concerns from your letter in blocks followed by the Departments response. Also attached is a copy of your June 16th letter.

We appreciate concerned citizens and organizations taking the time to share their valuable comments and concerns as we proceed through the design process. We will continue to work with the community as we progress with design.

If you have any further questions, you may reach me at (402)479-3893.

Sincerely,

Toby D. Fierstein, P.E.
Project Engineer
Roadway Design Division

cc: Frank Albrecht, Devin Biesecker, Nicole Fleck-Tooze, Terry Genrich, Lynn Johnson, Lincoln City Council Members, Lancaster County Commissioners, Mayor Coleen Seng, Lower Platte Natural Resources District Board of Directors, State Highway Commissioners, Federal Highway Administration, Rich Ruby, File

PRESENTATION OUTLINE

DATE: September 12, 2005

RE: DPU 2-6(119) CN 12578C Lincoln South Beltway – US 77 to 27th Street
Friends of Wilderness Park Letter from Mary Roseberry-Brown Dated June 16 2005

RECEIVED
OCT 17 2005
CITY COUNCIL
OFFICE

Comment Letter Issues

Friends of Wilderness Park recommends that the segment of the beltway at Salt Creek span the floodplain with a single bridge as was discussed on the original citizen task force. The proposed preliminary design showing an earthen berm across the floodplain with three separate bridges creates problems.

1. Layouts shown at Citizens Advisory Committee would have been conceptual only to compare alternative route alignments.
2. Specific items such as bridge lengths typically are determined through detailed engineering design during a later phase.
3. A balance was sought between optimizing the backwater that would be caused upstream, keeping the flow split the same as existing conditions, and optimizing the length of bridge combinations to convey the Salt Creek flood discharges.
4. Much effort was used to minimize the flood risks caused by the structures, keep the nature of the discharges downstream as similar to existing as possible, have minimal environmental affects, and provide the most cost effective solution.

1.) Increased Highway Fatalities. The current berm design will encourage wildlife to cross the highway. Deer and other more reclusive wildlife often shy away from going through box culverts and narrow crossings such as the 40 feet along the creek edge and will attempt to go over the highway instead. A human trail along the too narrow creek edge would also discourage deer from usage of that area. Wildlife corridors along a creek are important to wildlife for mating purposes, territory establishment, and genetic diversity. More highway fatalities of both humans and wildlife will result from the proposed berm design.

The rise and fall of the road resulting from multiple bridges would be disorienting for drivers especially with the Highway 77 intersection just to the west. Highway fatalities would most likely result from this proposed design.

WILDLIFE CROSSINGS

1. There are no box culverts planned between the BNSF Railroad and 25th Street, within the Salt Creek floodplain. All of the structures will be bridge size structures.
2. Approximate clear opening bridge widths:
 - Bridge over Salt Creek – 40' on west side of creek¹ and 30' on east side of creek¹
 - Bridge over Homestead Trail – 33' including trail

- o Bridge over BNSR Railroad and Salt Creek Floodplain – 100' west of BNSR RR² and 65' east of BNSF RR²

1 – Measured from edge of high bank.

2 – Excludes 50' buffer zone centered on existing railroad mainlines.

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ACT 17 2008

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OFFICE

3. Deer-Vehicle Crash Information Clearinghouse (DVCIC)

(<http://www.deercrash.com/index.htm>) includes a "toolbox" of countermeasures to prevent deer/vehicle collisions.

- A. The toolbox suggests minimum widths of 20' and heights of 7', with the use of an "openness index" to evaluate deer underpasses. The openness index = (opening height) X (opening width)/(opening length).
- B. Minimum openness index of 0.6 (metric) for mule deer "that are highly motivated to cross", 1.5 (metric) for red deer and fallow deer, with more desirable values of 4.6 to 5.6 (metric) for mule deer.
- C. The openness indices for the Salt Valley structures are:
- D. Salt Creek (West side of Creek¹) – 3.4m X 12m / 35m = 1.2
- E. Salt Creek (East side of Creek¹) – 3.4m X 9m / 35m = 0.9
- F. Homestead Trail – 4.6m X 10m / 35m = 1.3
- G. BNSR Railroad and Salt Creek Floodplain (West side of RR²) – 10.5m X 30.5m / 35m = 9.2
- H. BNSR Railroad and Salt Creek Floodplain (East side of RR²) – 10.5m X 19.8m / 35m = 5.9
- I. 1 – Measured from edge of high bank.
- J. 2 – Excludes 50' buffer zone centered on existing railroad mainlines.
- K. All three of the bridge structures across the Salt Creek floodplain substantially exceed the minimum width and height recommendations and exceed the minimum openness index.
- L. Other successful countermeasures are 8' high fences along the road right of way and "attractive" landscaping near the bridge crossings. Significantly less costly to implement.

- 4. Lancaster County reviewed accident records for Saltillo Road along the Salt Creek floodplain. 16 vehicle/deer accidents since 1997 (8 years). Rate is quite low despite this area being more populated by deer than other parts of the County.

RISE AND FALL OF THE ROAD

- 1. Based on good engineering design for the vehicles using the South Beltway, and acceptable bridge clearances. Replacing the embankments with bridge would not appreciably change the vertical alignment, if at all.

2.) Erosion of Salt Creek Banks. The berms will function as a dam holding water behind them. In a rain event, such as the summer 2004 storm that brought a tornado to Hallam, the whole floodplain where the beltway is planned was under water north through the southern end of Wilderness Park.

This water will collect behind the berms causing erosion of the berms and then enter a bottle neck under the Salt Creek Bridge in such high velocity as to cause erosion and scouring of the creek banks and bed. Repeated rains will eventually erode the proposed 40 foot width between the creek channel edge and the bridge support. Salt Creek banks have already significantly eroded north of the site in Wilderness Park. To try to remedy the erosion damage both to Salt Creek and the earthen berms would be costly and then not really restore them to their original condition. (Current costs to restore Beals Slough erosion are at \$15 million. Salt Creek would cost more.)

1. The hydraulics of the Salt Creek floodplain at the location of the Lincoln South Beltway are quite complex due to the channel crossing the abandoned railroad / future Homestead Trail embankment both upstream and downstream of the Beltway crossing.
2. Bridges were all sized to keep the flow split as nearly the same as existing.
3. In the location of the Salt Creek channel bridge, there is a maximum depth increase of only 0.38' for the 100-year flood.
4. The resulting velocity increase is also minimal.
5. The increased velocities at the Salt Creek bridge will be similar to, or less than, the existing channel velocities at narrower sections of the floodplain.
6. The Beltway crossing is at one of the widest locations of the floodplain.
7. Cost of the bridge length has to be considered in relation to the risk of flooding and erosion.
8. Currently the total length of the four bridges including the 25th Street crossing, Salt Creek Channel crossing, Homestead Trail crossing and the BNSF Railroad crossing is 1,117 feet, at an estimated cost of \$7.6 million.
9. Bridge that would span the entire floodplain would have to be 3,636 feet long at an estimated cost of \$19.7 million.
10. An increase of approximately \$12.1 million.
11. Beal Slough erosion is caused by significant development and urbanization. This is a different situation.

RECEIVED

OCT 17 2000

CITY COUNCIL
TECHNICAL

3.) Extended Wilderness Park Trails. The Sub Area Plan for Wilderness Park which is part of the Lincoln/Lancaster County Comprehensive Plan, shows a future Wilderness Park extension south to Hickman. In all likelihood, the extended park would have trails other than just the Homestead Trail, including one along the creek. Forty feet eroding out between the bridge support and the creek edge is not enough for such a trail.

1. Issue was noted in the EIS. Only Homestead Trail is shown in the Comprehensive Plan crossing the South Beltway in the vicinity of Salt Creek and Wilderness Park. No additional trails are identified in Comprehensive Plan.
2. Not evident that the "forty feet" between the bridge and creek bank will erode. Design based on accepted practice and engineering standards.
3. There are many examples of similar situations.
4. It would be less expensive to repair it than to significantly increase the bridge length.

4.) The Floodway. The floodway should be mapped prior to determining the final design in order that required standards can be met.

1. The floodplain has already been surveyed to sufficient degree to perform drainage (hydrologic and hydraulic) calculations and analysis in accordance with good engineering practice, City of Lincoln, Lancaster County, US Army Corps of Engineers and Nebraska Department of Roads standards for these types of facilities.

5.) Environmental Impact Statement Discrepancies. The bridge lengths in this area, as shown on the E.I. S. aerial photos submitted in the summer of 2002 to the Federal Highway Administration, do not match the bridge lengths as currently proposed.

1. Bridge lengths shown in the EIS are schematic, based on limited survey, and drainage data.
2. Specific items such as bridge lengths are determined through detailed engineering design during a later phase.
3. The design has been refined accordingly based on good engineering practice, prudent use of taxpayer funds and environmental considerations.
4. Modeling of the floodplain in this area is very complex. At the time of the EIS the information required to develop such a detailed model was not available.
5. The EIS shows a combination of approximately 1200 feet of combined bridge length in the floodplain. The proposed combined bridge length is 1117 feet.

The most cost effective, safest, and environmentally beneficial approach is to do the project correctly from the beginning rather than to have to redo costly mistakes

COST EFFECTIVENESS

1. Current design in the vicinity of Salt Creek, with the three bridges, is \$7.6 million.
2. Estimated cost of one bridge, spanning the Salt Creek area, is approximately \$19.7 million.
3. Added cost for a single, long bridge is \$12.1 million.
4. Bridge sections cost significantly more than embankment sections to maintain over the life of the road.

Snow removal.

1. Very little shoulder space for storage of snow and the bridge rail prevents pushing it over the side. Requires loaders and dump trucks to haul the snow away, significantly increasing the cost.

SAFETY

1. Snow is often temporarily pushed to the side, on the shoulder eliminating space for disabled vehicles and any recovery area for errant vehicles.
2. Wide clear zones along roadways, that are free of fixed obstacles, allow an errant vehicle the opportunity to recover and safely return to the road.
3. Bridge railings must be protected by guardrail. The bridge railings and guardrails provide little opportunity for an errant vehicle to recover and are, in and of themselves, a barrier.
4. Can be struck by vehicles, and must be maintained throughout the life of the roadway.
5. Increased opportunity for "black ice".
6. No evidence to support the claim that an increased rate of vehicle/deer accidents will occur if the current design is constructed.

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OCT 17 2009

CITY COUNCIL
OFFICE

An Equal Opportunity/Affirmative Action Employer

BENEFIT TO THE ENVIRONMENT

1. Scientific study suggests that the bridges as currently designed will provide opportunities for wildlife to cross the South Beltway.

Conclusion

The planning and design effort for the South Beltway has included a substantial degree of attention and concern for safety, efficient travel, and environmental considerations. Significant effort was made to balance and protect the many important needs of the public and environment. The current design is based on sound engineering principles, and accepted guidelines, policies and standards. At this time, none of the claims in the letter are supported by qualitative or quantifiable factors that lead to different conclusions.

RECEIVED
OCT 17 2001
CITY COUNCIL
OFFICE

June 16, 2005

RECEIVED
JUN 17 2005
CITY COUNCIL
OFFICE

JUN 22 2005

TO: Kevin Dugan
NDOR Communication Division
PO Box 94759
Lincoln, NE 68509-4759

CC: Frank Albrecht, Devin Biesecker, Nicole Fleck-Tooze, Terry Genrich, Lynn Johnson, Lincoln City Council Members, Lancaster County Commissioners, Coleen Seng, Lower Platte Natural Resources District Board of Directors, State Highway Commissioners, Federal Highway Commission

FROM: Mary Roseberry-Brown
President, Friends of Wilderness Park
1423 F Street
Lincoln, NE 68508
phone (402) 477-8282pp

RE: Lincoln South Beltway, West Segment

To Whom It May Concern:

I am writing with concerns about the South Beltway segment which goes over the Salt Creek floodplain.

Friends of Wilderness Park recommends that the segment of the beltway at Salt Creek span the floodplain with a single bridge as was discussed on the original citizen task force. The proposed preliminary design showing an earthen berm across the floodplain with three separate bridges creates problems.

1.) Increased Highway Fatalities. The current berm design will encourage wildlife to cross the highway. Deer and other more reclusive wildlife often shy away from going through box culverts and narrow crossings such as the 40 feet along the creek edge and will attempt to go over the highway instead. A human trail along the too narrow creek edge would also discourage deer from usage of that area. Wildlife corridors along a creek are important to wildlife for mating purposes, territory establishment, and genetic diversity. More highway fatalities of both humans and wildlife will result from the proposed berm design.

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Reviewed
6/22/05
ga

3.) Extended Wilderness Park Trails. The Sub Area Plan for Wilderness Park which is part of the Lincoln/Lancaster County Comprehensive Plan, shows a future Wilderness Park extension south to Hickman. In all likelihood, the extended park would have trails other than just the Homestead Trail, including one along the creek. Forty feet eroding out between the bridge support and the creek edge is not enough for such a trail.

4.) The Floodway. The floodway should be mapped prior to determining the final design in order that required standards can be met.

5.) Environmental Impact Statement Discrepancies. The bridge lengths in this area, as shown on the E.I. S. aerial photos submitted in the summer of 2002 to the Federal Highway Administration, do not match the bridge lengths as currently proposed.

The most cost effective, safest, and environmentally beneficial approach is to do the project correctly from the beginning rather than to have to redo costly mistakes

Separate Issue:

Rokeby Road Turnabout. We request that the Rokeby Road turnabout not be placed in Wilderness Park. To do so would give the impression to drivers that the area would be a Wilderness Park Parking Lot. The Lincoln Police recommend a limited number of Wilderness Park parking lots and access points in order to facilitate better policing of the area.

Please study the issues above and send me a written response. Thank you for your consideration.

Sincerely,

Mary Roseberry-Brown

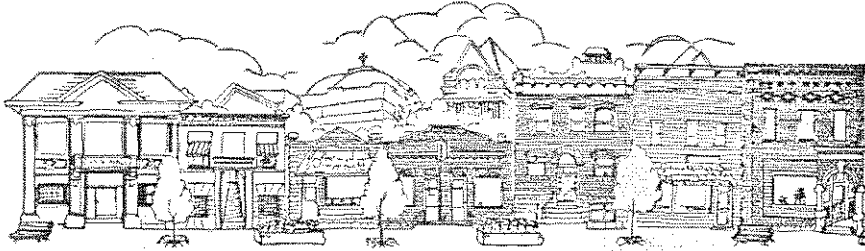
Mary Roseberry-Brown

REC-1
01/17/2004
ATTORNEY
OFFICE

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OCT 18 2005

CITY COUNCIL
OFFICE



University
Place
Community
Organization
2723 N. 50th St
Lincoln, NE 68504

October 17, 2005

Lincoln City Council Members
County-City Building
555 S. 10th Street
Lincoln, NE 68508

Dear City Council Members:

I am writing this letter to express the support of the University Place Community Organization for the proposed amendment of the University Place Redevelopment Plan to add the properties located at 4825 and 4843 Huntington Avenue to the Redevelopment Plan and to express UPKO's support for the proposed relocation of a Lincoln Police Department Substation to this location (05R-254, CPC-05009).

Captain Doug Srb, Northeast Team Lincoln Police Department, attended an UPKO Board meeting in August 9, 2005 and briefed our organization on the proposed redevelopment of these two properties. Following that briefing, the UPKO Board expressed its support for the proposed relocation of the NE LPD Team to this location. The UPKO Board believes that this proposed redevelopment is consistent with the neighborhood goals and objectives outlined in the North 48th Street/University Place Plan, which has been adopted as an amendment to the Comprehensive Plan.

The UPKO Board believes that the location of a Police Substation in this area will enhance overall public safety in our neighborhood and in northeast Lincoln in general. We also appreciate the sensitivity that LPD, and others involved in this effort, has shown in their efforts to plan for needed parking and for retaining the exterior style of the existing buildings and any new construction such that it will be harmonious with the existing neighborhood.

We urge your support of this redevelopment proposal and for the relocation of the Northeast LPD Team to this location.

Sincerely,

Janelle Schmale
President
University Place Community Organization

cc: Captain Doug Srb, LPD


Tammy J Grammer/Notes

10/19/05 03:34 PM

To "Hersch, Alan" <alan.hersch@aquila.com>

cc

bcc

Subject Re: Please Support North 56th TIF 

Dear Mr. Hersch: Your message has been received in the Council Office and will be forwarded to the Council Members for their consideration. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 S. 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

"Hersch, Alan" <alan.hersch@aquila.com>



"Hersch, Alan"
<alan.hersch@aquila.com>

10/19/05 03:21 PM

To <council@lincoln.ne.gov>

cc <mayor@lincoln.ne.gov>

Subject Please Support North 56th TIF

Hello City Council:

I hope you will all vote to support the use of tax increment financing for the land east and west of N. 56th near I-80. I understand this area needs "blighted" designation (wish there was a better term) in order to offer TIF for development.

This area could turn into an important commercial corridor with I 80, Hwy 77 and our airport not far away. We need all the designated commercial land we can site, in order to add jobs in our City. Thanks!

Alan Hersch



**DO NOT REPLY to this-
InterLinc
<none@lincoln.ne.gov>**

10/20/05 01:48 PM

To General Council <council@lincoln.ne.gov>

cc

bcc

Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Harlow Dover
Address: 4911 So. 57th
City: Lincoln, NE 68516

Phone: 402-488-5008
Fax:
Email: hddald@alltel.net

Comment or Question:

We have an excellent fire dept. but I don't feel it's right for them to use fire trucks and/or ambulances to go buy their groceries, go to tool sales, pick up their noon meal and return to the station to eat, go to book stores, etc. In the winter months they leave the vehicle running, burning even more fuel and at today's prices, wow!

I see this as personal use and should be abolished.
Thank you.

Page 1

**ADDENDUM
TO
DIRECTORS' AGENDA
MONDAY, OCTOBER 24, 2005**

I. MAYOR

1. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of October 22 through 28, 2005-Schedule subject to change -(See Advisory)

II. CITY CLERK - NONE

III. CORRESPONDENCE

A. COUNCIL REQUESTS/CORRESPONDENCE - NONE

B. DIRECTORS AND DEPARTMENT HEADS - NONE

C. MISCELLANEOUS

1. Letter from Carol James, President, Woods Park Neighborhood Association, Inc. - RE: Item #6, 05R-252 - The plans for a new Lighthouse facility at 26th & N Streets - (See Letter)
2. Letter from Dennis A. Van Horn, Associate Superintendent for Business Affairs, Lincoln Public Schools - RE: Item #7, 05R-253 - Concerns Declaring the North 56th Street & Arbor Road Redevelopment Area as Blighted -(See Letter)
3. Letter from John F. Recknor, Attorney - RE: Item#6, 05R-252- The proposed Lighthouse at 26th & N Street -(See Letter)



CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

Date: October 21, 2005

Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Seng's Public Schedule Week of October 22 through 28, 2005 *Schedule subject to change*

Saturday, October 22

- Volunteer at Food Share - 7:30 a.m., 4th Presbyterian Church, 5200 Francis
- Steamfitters and Plumbers Labor Union 464 "Heats On" project - 8:30 a.m., Cornhusker Hotel, 333 South 13th Street
- Midwest Medical Transport Company Open House - 7 p.m., 3001 "O" Street

Monday, October 24

- Lincoln City Libraries literacy program, remarks and certificate presentations - 7 p.m., Bennett Martin Public Library, 14th and "N" streets

Tuesday, October 25

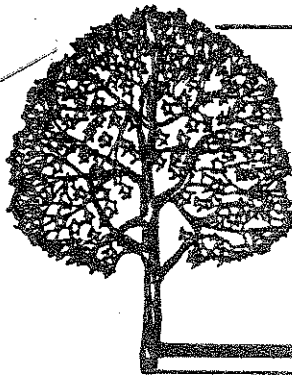
- KLIN - 8:10 a.m., 4343 "O" Street.
- KFOR - 12:30 p.m., 3800 Cornhusker Highway

Wednesday, October 26

- "Boo at the Zoo," remarks - 5:15 p.m., Folsom Children's Zoo, 1222 South 27th Street
- Prime Time Family Reading Time, remarks - 6:30 p.m., Eiseley Branch Library, 1530 Superior Street

Thursday, October 27

- Lincoln Chamber of Commerce and Nebraska Chamber of Commerce Legislative Forum - 7:30 a.m., Nebraska Club, U.S. Bank Building, Suite 2000, 233 South 13th Street
- News conference - 10 a.m., location and topic to be announced
- Mayor's Committee for International Friendship annual meeting and dinner, Key to the City presentation to Elena Dodd - 5 p.m., Cornhusker Hotel, Arbor Room, 333 South 13th Street
- Council of Women Leaders dinner - 5:30 p.m., Beacon Hills/Country Inn and Suites, 5353 North 27th Street



WOODS PARK NEIGHBORHOOD ASSOCIATION, INC.

City Council
555 North 10th Street
Lincoln, Ne 68505

October 18, 2005

RECEIVED

OCT 22 2005

CITY COUNCIL
OFFICE

City Council Members

I am writing in regard to the plans for a new Lighthouse facility at 26th and N.

On Tuesday, October 11, 2005, the Woods Park Neighborhood Association met for our monthly meeting. Our primary topic for discussion was the Lighthouse expansion project. Our special guests were Bill Michener, Lighthouse, Jim Hille of Sinclair Hille, Architects and Don Pearston, a neighbor with concerns about the plan.

We heard a brief presentation about the lighthouse program. We looked at plans and drawings of the proposed facility. WPNA Board Members present had positive things to say about the Lighthouse and it's mission. They have been good neighbors in Woods Park and do good work for the community.

We appreciated the design of the proposed facility. The bungalow is appropriate for the neighborhood and designed to fit in. I am, some what, concerned that square footage figures of 12,472 was reported in the October 8, 2005 Neighborhood Extra section of the Journal Star. Mr Hille used a figure of 6,000 plus square feet.

Mr. Pearston told us of his concerns and how he feels it will adversely affect him and his property. He did state that he would withdraw his objections if the driveway can be changed so that the entry isn't directly across from his property.

Mr. Hille thought it might be possible, depending upon land grades and possibly receiving a variance. We hope it will be possible to accommodate Mr. Pearston's concerns about the driveway. Thank you for your consideration of this matter

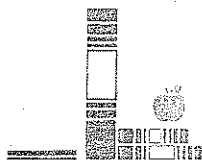
Carol James

Carol James
President WPNA

cc: Bill Michener, Lighthouse
Don Pearston, 229 S. 26th St.

South from "O" Street to Capitol Parkway,
East from 24th to 33rd Street

05/16
1512-258



Lincoln Public Schools

5901 O Street • Lincoln, NE 68510 • (402) 436-1636 • (Fax) 436-1682

October 21, 2005

The Honorable Coleen Seng
Mayor City Of Lincoln
555 South 10th Street
Lincoln, NE 68526

RECEIVED
OCT 22 2005
CITY COUNCIL
OFFICE

Dear Mayor Seng:

Subject: Declaring the North 56th Street and Arbor Road Redevelopment Area as Blighted

Lincoln Public Schools always monitors uses of TIF within the School District and surrounding territory and understands well the mutual benefit of appropriate application of this tool in Downtown and other areas. Our concerns about the North 56th Street area blight determination were first raised by the study including substantial areas on which residential development is already planned. Those concerns, among others, were further heightened by testimony at the Planning Commission hearing by Mr. Naumann and Mr. Caruso about the need to draw the "increment" from large areas and especially Mr. Hunzeker's specific mention of "substantial" residential components to future redevelopment plans associated with this blight study.

Dr. Gourley's conversation with you and Darl Naumann was very reassuring as we learned that the City Administration understands the concerns of Lincoln Public Schools regarding possible use of tax increment financing (TIF) for residential developments. We understand it is the City's intention that this blight determination not result in drawing TIF from residential development. We are aware, from Downtown redevelopments, how long blight determinations can remain in effect and know that current elected officials and boards cannot bind the actions of future boards and councils. Therefore we urge that the Administration offer and the City Council adopt an amended blight determination excluding those areas planned for residential development, to make this action clearly reflective of the City's intentions for prudent use of this important redevelopment tool.

Your consideration of this request is appreciated. If I can provide you with further information or clarification, please contact me.

Sincerely

Dennis A. Van Horn
Associate Superintendent
for Business Affairs

c: Board of Education
Dr. Gourley
City Council
Marvin Krout
Jim Gessford



Recknor, Williams & Wertz

ATTORNEYS

JOHN F. RECKNOR
STEVE WILLIAMS
RANDALL WERTZ

2525 N STREET
P.O. Box 30246
LINCOLN, NEBRASKA 68503-0246
PHONE (402)474-6000
FAX (402)474-6040
EMAIL: lawoffice@recknor.com

05-12-14
LEGAL ASSISTANT
DEBRA J. HANSEN

BURWELL OFFICE
(402)499-9660

October 20, 2005

Lincoln City Council
555 South 10 Street
Lincoln, Nebraska 68508

RECEIVED

OCT 24 2005

CITY COUNCIL
OFFICE

RE: The Lighthouse

Dear Council Members:

I am a neighbor across the street from the Lighthouse. My law office is at 2525 N Street. In speaking with Bill, the Executive Director of the Lighthouse, I became aware that the Lighthouse is proposing to build a new facility at 26th & N. I want to heartily endorse that project to you, with a complete and unqualified commendation of what the Lighthouse has done and will continue to do. When I bought in this neighborhood in January of 2000, I got to know the Director at the Lighthouse who gave me a tour of the facility and showed me what they do. I was amazed at what they can do considering the tightness of the quarters and the number of young people that they care for.

I am excited about the prospect of them being able to expand their role and mission for the many young people for whom they provide guidance and mentoring. They are outstanding neighbors and are tireless in their work with the many children that they serve. It would be great to see them not be stymied by facility limitations. I hope that you will grant them whatever they require to proceed with this new facility. I assure you it would be welcome in the neighborhood and of great benefit to the Lighthouse programs.

Very truly yours,



John F. Recknor

JFR:mas